

ORGANIZATIONAL CONCEPT

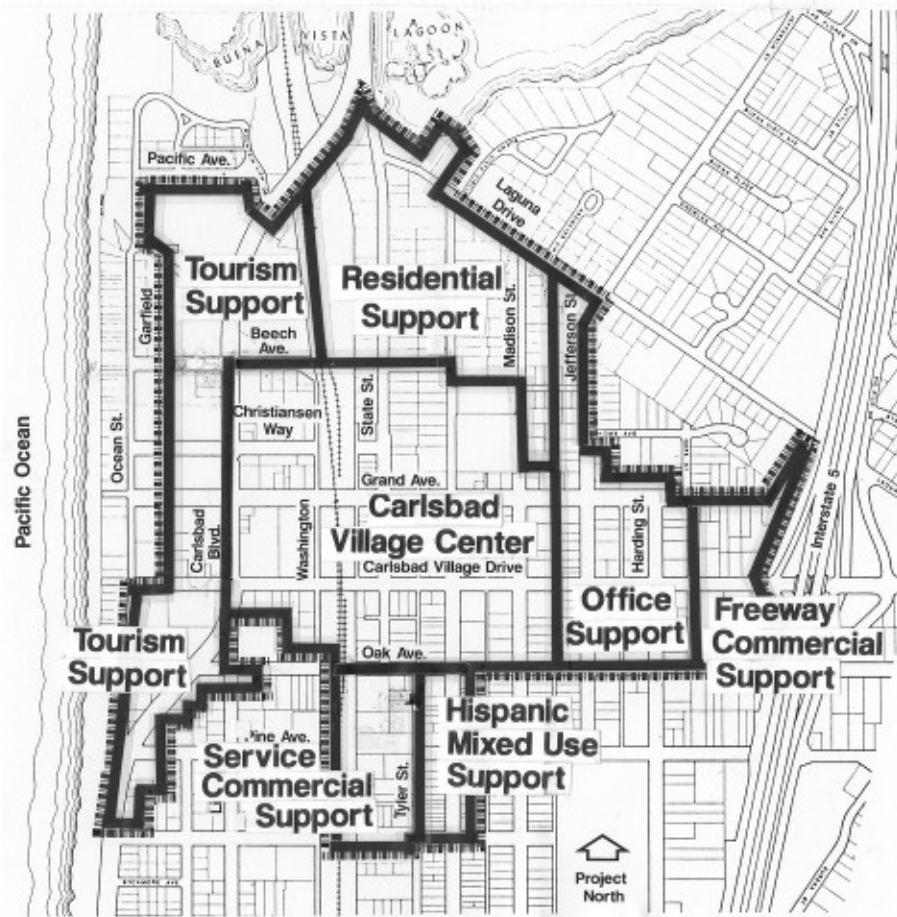
Carlsbad Village shall provide a unique mixed use set of districts combining shopping, and living facilities within a compact, pedestrian-oriented environment. The heart of the Village "Carlsbad Village Center", contains a vital mix of shopping, dining, and visitor services. It is surrounded by seven (7) support areas, each of which emphasizes a specialized land use function while containing a mix of uses appropriate to the urban village environment.

Figure 2 reflects the boundaries of the seven (7) functional components of the Village.

On the pages to follow, a description is provided of each functional component of the Village.

The Functional Components of the Village include:

- ◆ Carlsbad Village Center
- ◆ Office Support Area
- ◆ Residential Support Area
- ◆ Hispanic Mixed Use Area
- ◆ Freeway Commercial Area
- ◆ Service Commercial Area
- ◆ Tourism Support



Village Planning Framework
Figure 2

FUNCTIONAL COMPONENTS

Carlsbad Village Center

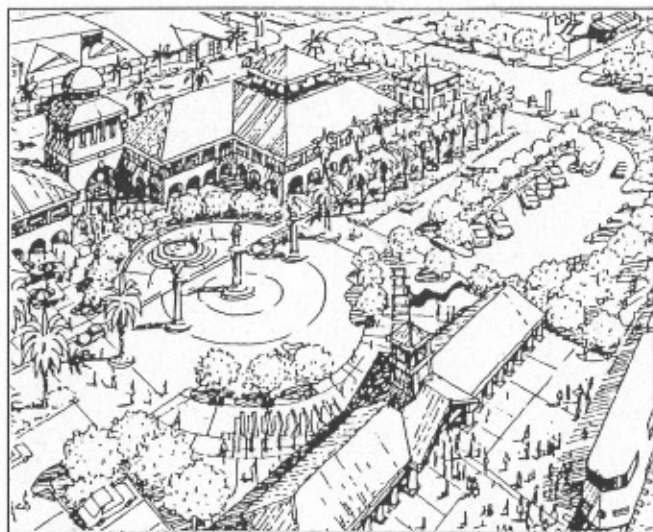
Carlsbad Village Center shall provide a lively mix of shops, restaurants, entertainment uses, visitor accommodations, and commercial services contained in an environment which emphasizes pedestrian convenience and a high degree of architectural, landscape and urban design quality. It is the heart of the Village and a major focus of community and regional activity. The City's unique history is celebrated here at its early nucleus and the visual environment is enriched with works of art, flowers and a unique architectural character.

Commercial Support Uses

Convenience service shops and other businesses.

Visitor Accommodations

Hotels, condominiums, bed and breakfast inns and shops to serve travelers along the coast highway.



Public Transit Hub

A commuter rail station and public transit transfer area.



Entertainment Uses

Cinemas and other entertainment uses to attract weekend and nighttime activity to Village.



Retail Shops

A diversity of shops to serve Carlsbad residents, tourists and regional shoppers.



Restaurants

A variety of eating establishments with both indoor and outdoor dining areas.

LAND USES



FUNCTIONAL COMPONENTS

Carlsbad Village Center

Village Character

Strong emphasis upon pedestrian amenities, Village scale buildings, unique signs and colorful landscaping.



Carlsbad Village Drive Terminus

Visual improvements and new development north of Carlsbad Village Drive to link the Village more strongly with the city's ocean frontage.

Joint Use Parking

Public parking lots and structures to allow small lot development and support a strong pedestrian environment.

Courtyards

Landscaped areas in the middle of blocks for outdoor dining and entrances to small shops.

Heritage Buildings

Preservation and renovation of structures reflecting Carlsbad's unique history plus a new Carlsbad History Museum.

Public Art

Sculpture, murals, mosaics and special paving.

LAND USES

FUNCTIONAL COMPONENTS

Office Support Area

A mix of uses extends the Village Center vitality eastward between Carlsbad Village Drive and Grand Avenue with an emphasis upon small office structures designed to reinforce a Village scale and character. Individual buildings set back from the street and surrounded by landscaping provide a quality office environment within easy and pleasant walking distance of shops and restaurants.

Alley-Oriented Parking

Parking access from alleys to minimize curb cuts, reduce pedestrian/vehicle conflicts and limit views of parking areas from the street.

Below Grade Parking

Parking located below buildings where feasible to allow more development and landscaped area.

Reduced Street Widths

Landscaped medians or landscaped parkways where traffic volumes permit.

Street Trees

Special landscaping to visually link the area with the Carlsbad Village Center.

Shops and Services

Retail shops and other service commercial uses.

Financial Institutions

Banks and other financial institutions serving downtown businesses and the city as a whole.

Infill Development

Conversion over time of older bank drive up window facilities to more intensive commercial uses.

Landscaped Setbacks

Lawn and ground cover between sidewalks and buildings and between adjacent buildings.



Village Scale Offices

Small office buildings designed to be compatible with adjacent retail and residential buildings.



LAND USES

North State Street Mixed Use

Conversion over time of automotive and industrial areas to residential and supportive commercial uses with a strong pedestrian orientation to North State Street.

Residential Neighborhood

Preservation, enhancement and expansion of the existing residential area to create a highly livable neighborhood.

Railroad Right-of-Way Reuse

Removal of blighted uses and conversion to residential, recreation and open space uses.

Enhanced Pedestrian Linkages

New through-block pedestrian paths to allow easier pedestrian access from residences to North State Street.

Housing Diversity

A wide variety of housing types and sizes to encourage use of the commuter rail station. Housing units above commercial uses along North State Street.

Cottage Scale

Houses, townhouses and apartments which are compatible with a village character and the existing small houses in the neighborhood.

FUNCTIONAL COMPONENTS

Residential Support Area

Small homes, condominiums, and apartments are located in close proximity to shops, restaurants and the commuter rail station serving Downtown San Diego. The area provides a rich mix of housing types and emphasizes a sense of neighborhood through a close relationship to Village residential streets.

North State Street will, over time, redevelop into a mix of supportive uses with a strong emphasis upon new residential development including smaller, affordable units near public transit.

Day Care Facilities

Child care centers to serve the Village residents and enhance the use of the commuter rail station.

Neighborhood Amenities

Seating areas, mini-parks, tot lots, and other small scale improvements to enhance the livability and social intercourse of the neighborhood.



LAND USES

FUNCTIONAL COMPONENTS

Tourism Support Area

Hotels, time share condominiums, restaurants and shops to serve visitors to Carlsbad's ocean front and travelers along the coastal highway serve as lower intensity extensions of the Village Center's uses along Carlsbad Boulevard.



Visitor Accommodations

Hotels, bed and breakfast inns and other facilities serving tourists and travelers along the coastal highway.

Tourist Retail

Shops serving the special needs of traveler.

Restaurants

A diversity of restaurants serving residents and visitors.

Multi-Family Residential

Condominiums and apartments within easy walking distance of the rail station.

Landscaped Setbacks

Lawn areas and informal landscaping to reinforce the existing character of the area.

Army and Navy Academy

Continued presence of the Academy but recognition of the property's resort development potential if the Academy ever relocates.

LAND USES

Tourism Uses

Shops and restaurants with a unique Hispanic flavor to enrich visitor's experience in the Village.

Local Serving Commercial Uses

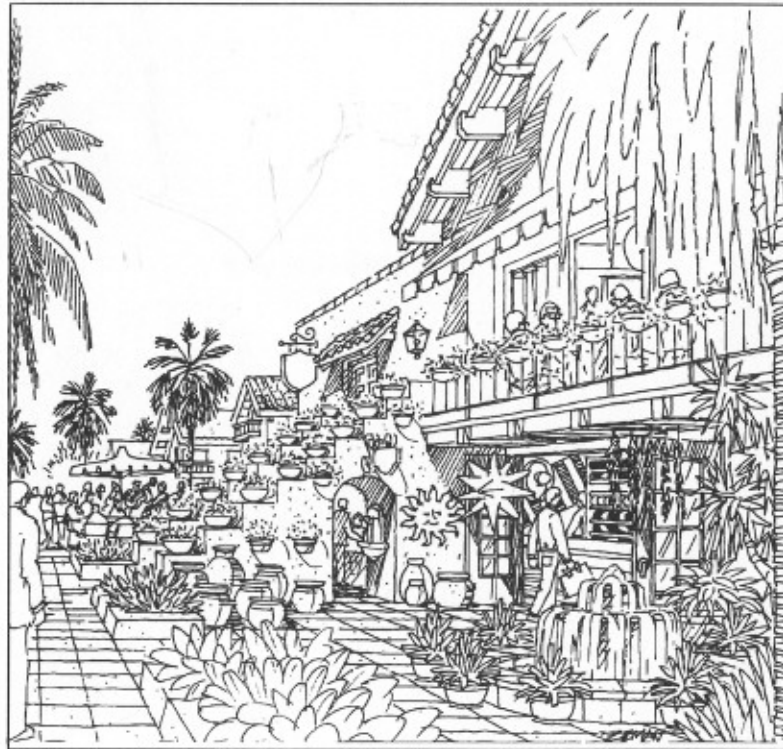
Shops, offices and commercial services to meet the needs of the local neighborhood and city population.

Residential Preservation

Retention of existing houses along the east side of Roosevelt Street.

Shopkeeper Units

Encouragement of mixed use involving a live/work arrangement. In a shopkeeper unit, the owner of a retail business could live above the shop.



Hispanic Character

Emphasis upon stucco, clay tiles and other elements common to a Hispanic architectural theme.

Building Setbacks

Paved and landscaped setbacks to allow outdoor dining and the display of retail merchandise.

Colorful Landscaping

Plazas, stairs, walls and balconies enhanced by flowering plants.

FUNCTIONAL COMPONENTS

Hispanic Mixed Use Area

Tourist and local serving commercial uses are emphasized within a colorful, ethnic-oriented environment featuring flowers and a special architectural character celebrating the adjacent Barrio's Hispanic heritage.



Outdoor Dining

Street frontage and courtyards.

LAND USES

FUNCTIONAL COMPONENTS

Freeway Commercial Area

Commercial services and other convenient uses serving Carlsbad residents and travelers along Interstate Highway 5 are conveniently located adjacent to freeway ramps.

Service Commercial Area

Commercial services and continued employment opportunities support both the Village Center and adjacent Hispanic Mixed Use area while allowing gradual change to include both supportive commercial and residential development.

Traveler Services

Service stations, motels, restaurants and convenience stores to serve Carlsbad residents and travelers.

Improved Village Character

Future development more oriented to Carlsbad Village Drive with parking located behind buildings.

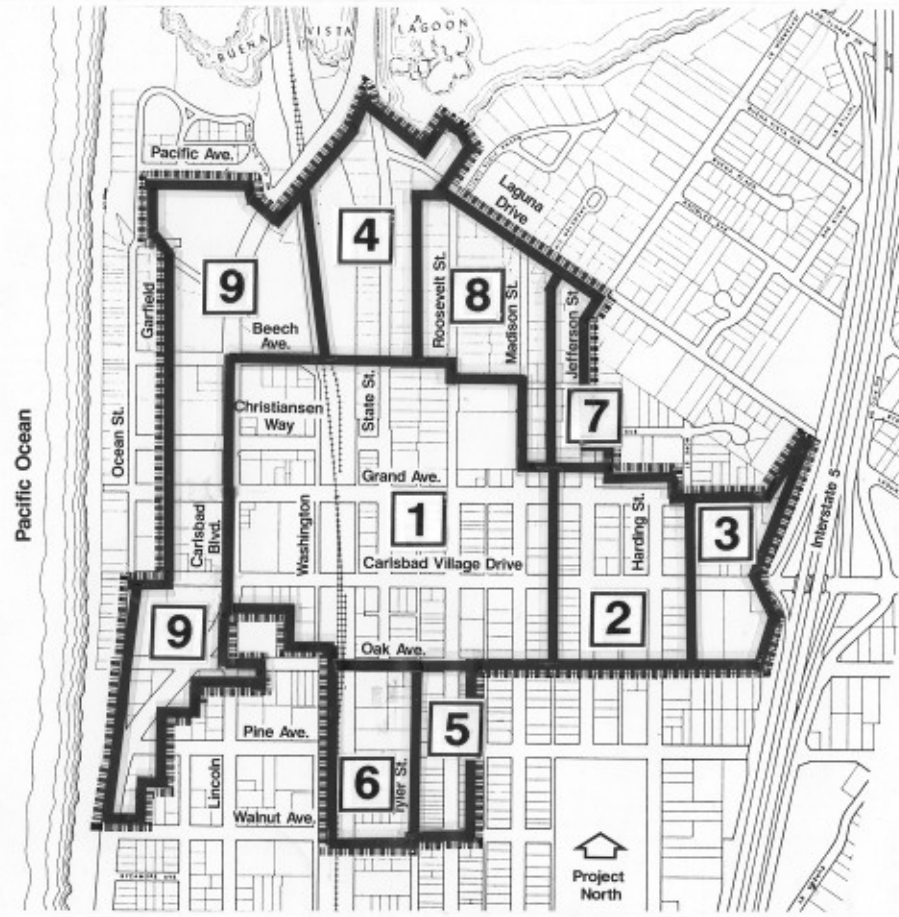
Light Industrial Uses

Continuation of current and similar uses including the possible relocation of some North State Street automotive businesses.

Landscaping Buffering

Additional landscaping along the Tyler Street frontage to improve the area's appearance and screen industrial uses from view of Roosevelt Street development.

LAND USE DISTRICTS



Village Land Use Districts
Figure 3

Figure 3 provides a map which reflects the boundaries of the nine (9) land use districts within the Village Redevelopment Area which represent the various functional components described in the previous section.

The following pages provide a listing of parcel numbers and street addresses which are included in each identified land use district. A project applicant can locate his/her address or parcel number within the following pages and identify the land use district which applies to any given property. Parcels which straddle district boundaries are noted with an asterisk (*) and are listed in both districts. Each portion of these sites must conform to the standard of their respective land use districts.

Following the assessor parcel information, land use charts are provided which indicate the types of uses which are permitted, provisionally permitted, and not permitted within any given land use district. A project applicant will first identify the land use district in which his/her property is located and then will move forward to the land use charts which will identify the types of uses permitted on the subject property.

LAND USE DISTRICTS

LAND USE DISTRICT 1	PARCEL NO.	ADDRESS	PARCEL NO.	ADDRESS
<i>Parcels marked with an asterisk (*) are also partially located within another land use district.</i>	203-054 - 01	2763 State Street	203-173- 01	2802 Carlsbad Boulevard
	- 03	2725 State Street	- 02	Christiansen Way
	- 04	State Street	- 03	381 Christiansen Way
	- 24	2739 State Street	- 04	390 Grand Avenue
	*- 28	State Street (District 4)	- 05	Grand Avenue
			- 06	Grand Avenue
			- 08	Grand Avenue
	203-101- 11	2730 State Street	- 09	2858 Carlsbad Boulevard
	- 12	2747 Roosevelt Street	- 12	370 Grand Avenue
	- 16	2700 State Street	- 13	Grand Avenue
	- 34	2727 Roosevelt Street		
			203-174- 01	2906 Carlsbad Boulevard
	203-102-16	2737 Madison Street	- 04	2924 Carlsbad Boulevard
			- 06	2978 Carlsbad Boulevard
	203-172- 02	351 Beech Avenue	- 07	300 Carlsbad Village Drive
	- 03	367 Beech Avenue		
	- 04	385 Beech Avenue	203-175- 01	3016 Carlsbad Boulevard
	- 05	2733 Washington Street	- 02	3040 Carlsbad Boulevard
	- 06	2747 Washington Street	- 03	325 Carlsbad Village Drive
	- 07	Washington Street	- 04	355 Carlsbad Village Drive
	- 08	382 Christiansen Way	- 05	363 Carlsbad Village Drive
	- 10	370 Christiansen Way	- 06	377 Carlsbad Village Drive
	- 12	352 Christiansen Way	- 07	395 Carlsbad Village Drive
	- 14	2780 Carlsbad Boulevard	- 08	3031 Washington Street
	- 15	2796 Carlsbad Boulevard		
	- 16	380 Christiansen Way		
	203-172- 20	333 Beech Avenue		
	- 21	327 Beech Avenue		
	- 23	Carlsbad Boulevard		

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LAND USE DISTRICT 1	PARCEL NO.	ADDRESS	PARCEL NO.	ADDRESS
<i>Parcels marked with an asterisk (*) are also partially located within another land use district.</i>	203-181- 03	2780 State Street	203-292- 01	2998 State Street
	- 04	2802 State Street	- 02	2978 State Street
	- 05	2808 State Street	- 03	2960 State Street
	- 07	2801 Roosevelt Street	- 04	2956 State Street
	- 08	2785 Roosevelt Street	- 05	2946 State Street
	- 09	2777 Roosevelt Street	- 06	2940 State Street
	- 10	2775 Roosevelt Street	- 07	2916 State Street
	- 12	2805 Roosevelt Street	- 08	507 Grand Avenue
	- 13	2832 State Street	- 09	555 Grand Avenue
	- 16	Roosevelt Street	- 10	2921 Roosevelt Street
	- 19	2742 State Street	- 11	2933 Roosevelt Street
			- 15	Carlsbad Village Drive
	203-182- 04	2808 Roosevelt Street	- 16	Roosevelt Street
	- 08	2772 Roosevelt Street	- 17	560 Carlsbad Village Drive
			- 18	570 Carlsbad Village Drive
	203-232- 03	2935 Carlsbad Boulevard	- 19	562 Carlsbad Village Drive
	- 04	2939 Carlsbad Boulevard	- 21	2965 Roosevelt Street
	- 05	2968 Garfield Street		
	- 08	2975 Carlsbad Boulevard	203-293- 01	2907 State Street
	- 09	276 Carlsbad Village Drive	- 04	2947 State Street
	- 13	Garfield Street	- 05	2967 State Street
	- 15	201 Grand Avenue	- 06	2995 State Street
			- 08	2943 State Street
	203-261- 03	354 Oak Avenue	- 09	State Street
	- 07	390 Oak Avenue	- 10	2917 State Street
	203-291- 01	570 Grand Avenue	203-294- 01	2825 State Street
	- 02	558 Grand Avenue	- 02	2829 State Street
	- 03	510 Grand Avenue	- 03	2833 State Street
			- 04	State Street
			- 05	State Street
			- 06	2897 State Street

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LAND USE DISTRICT 1	PARCEL NO.	ADDRESS	PARCEL NO.	ADDRESS
<i>Parcels marked with an asterisk (*) are also partially located within another land use district.</i>	203-295- 01	2787 State Street	203-304- 01	645 Grand Avenue
			- 02	2922 Roosevelt Street
	203-296- 03	3077 State Street	- 03	Roosevelt Street
	- 04	3087 State Street	- 04	Roosevelt Street
	- 05	3095 State Street	- 05	2936 Roosevelt Street
	- 06	3045 State Street	- 09	2992 Roosevelt Street
	- 07	417 Carlsbad Village Drive	- 15	Madison Street
	- 08	457 Carlsbad Village Drive	- 16	2945 Madison Street
	- 09	2787 State Street	- 17	2937 Madison Street
	- 10	State Street	- 18	Madison Street
			- 19	699 Grand Avenue
	203-297- 01	539 Carlsbad Village Drive	- 20	2970 Roosevelt Street
	- 02	525 Carlsbad Village Drive	- 24	2975 Roosevelt Street
	- 03	505 Carlsbad Village Drive	- 26	660 Carlsbad Village Drive
	- 04	3044 State Street	- 27	2956 Roosevelt Street
	- 05	3060 State Street	- 28	Madison Street
	- 06	3068 State Street	- 29	690 Carlsbad Village Drive
	- 07	3080 State Street		
	- 08	3080 State Street	203-305- 09	3096 Roosevelt Street
	- 09	542 Oak Avenue	- 10	3095 Madison Street
			- 11	3081 Madison Street
	203-301- 05	640 Grand Avenue	- 12	3055 Madison Street
			- 13	675 Carlsbad Village Drive
	203-302- 01	710 Grand Avenue	- 14	Madison Street
	- 02	752 Grand Avenue	- 15	645 Carlsbad Village Drive
			- 16	3060 Roosevelt Street
	203-303- 21	725 Grand Avenue		
	- 24	2958 Madison Street		
	- 26	710 Carlsbad Village Drive		

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LAND USE DISTRICT 1	PARCEL NO.	ADDRESS	
	203-306- 01	561 Carlsbad Village Drive	
	- 02	563 Carlsbad Village Drive	
	- 06	3045 Roosevelt Street	
	- 07	Roosevelt Street	
	- 08	3055 Roosevelt Street	
	- 09	3067 Roosevelt Street	
	- 10	3085 Roosevelt Street	
	- 11	3091 Roosevelt Street	
	- 12	3025 Roosevelt Street	
	203-351- 03	3050 Madison Street	
	- 04	3062 Madison Street	
	- 05	3070 Madison Street	
	- 06	3080 Madison Street	
	- 07	740 Oak Avenue	
	- 18	745 Carlsbad Village Drive	
	204-010- 05	Oak Avenue	
	- 06	Oak Avenue	
	- 16	505 Oak Avenue	

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LAND USE DISTRICT 2	PARCEL NO.	ADDRESS	PARCEL NO.	ADDRESS
	203-202- 07	2892 Jefferson Street	203-353- 04	3042 Harding Street
	- 13	2879 Hope Street	- 05	Harding Street
	- 18	800 Grand Avenue	- 06	3096 Harding Street
			- 07	Harding Street
	203-302- 03	756 Grand Avenue	- 09	901 Carlsbad Village Drive
	- 04	786 Grand Avenue		
	203-303- 16	2971 Jefferson Street	203-354- 01	802 Carlsbad Village Drive
	- 17	2959 Jefferson Street	- 05	2928 Jefferson Street
	- 18	2943 Jefferson Street	- 07	861 Grand Avenue
	- 27	770 Carlsbad Village Drive	- 08	2921 Carlsbad Village Drive
	- 28	785 Grand Avenue	- 12	880 Carlsbad Village Drive
			- 13	2910 Jefferson Street
			- 14	2945 Harding Street
			- 15	840 Carlsbad Village Drive
			- 16	Carlsbad Village Drive
	203-351- 08	3091 Jefferson Street		
	- 11	3071 Jefferson Street	203-355- 01	921 Grand Avenue
	- 12	Jefferson Street	- 02	2928 Harding Street
	- 13	3039 Jefferson Street	- 03	2941 Hope Avenue
	- 14	3037 Jefferson Street	- 04	2952 Harding Street
	- 15	3021 Jefferson Street	- 05	920 Carlsbad Village Drive
	- 16	755 Carlsbad Village Drive		
	- 17	3081 Jefferson Street		
	203-353- 02	Jefferson Street		
	- 03	Jefferson Street		
	- 04	3048 Jefferson Street		
	- 11	3095 Harding Street		
	- 12	3075 Harding Street		
	- 13	3055 Harding Street		
	- 14	3043 Harding Street		
<i>Parcels marked with an asterisk (*) are partially located within another land use district.</i>				

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LAND USE DISTRICT 2	PARCEL NO.	ADDRESS	
	- 15	3035 Harding Street	
	- 18	825 Carlsbad Village Drive	
	- 19	3090 Jefferson Street	
	<i>Parcels marked with an asterisk (*) are partially located within another land use district.</i>		

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LAND USE DISTRICT 3	PARCEL NO.	ADDRESS
	203-130- 18	
	- 20	
	203-320- 02	955 Grand Avenue
	- 03	Grand Avenue
	- 04	1006 Carlsbad Village Drive
	- 12	Carlsbad Village Drive
	- 20	945 Grand Avenue
	- 27	Carlsbad Village Drive
	- 28	
	- 29	955 Carlsbad Village Drive
	- 30	1025 Carlsbad Village Drive
	- 31	1089 Carlsbad Village Drive
	- 32	1048 Carlsbad Village Drive
	- 33	1044 Carlsbad Village Drive
	- 35	Carlsbad Village Drive
	- 39	1048 Carlsbad Village Drive
	- 40	950 Carlsbad Village Drive
	- 41	2944 Hope Avenue
	- 43	Grand Avenue
	- 44	Grand Avenue
<i>Parcels marked with an asterisk (*) are partially located within another land use district.</i>		

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LAND USE DISTRICT 4	PARCEL NO.	ADDRESS	PARCEL NO.	ADDRESS
	155-200- 04	2333 State Street	293-101- 01	2676 State Street
	- 07	2531 State Street	- 03	2680 State Street
	- 08	State Street	- 04	2695 State Street
	- 10	2501 State Street	- 15	2698 State Street
			- 19	2656 State Street
	155-221- 11	550 Laguna	- 20	2646 State Street
	- 12	570 Laguna	* - 22	2631 Roosevelt Street (District 8)
			- 24	2608 State Street
			- 25	2586 State Street
			- 28	2568 State Street
	203-054- 07	2685 State Street	* - 29	2564 State Street (District 8)
	- 10	2663 State Street	- 30	539 Laguna Drive
	- 13	2647 State Street	- 31	2548 State Street
	- 14	2639 State Street	- 32	State Street
	- 16	2633 State Street	- 33	2528 State Street
	- 17	2627 State Street		
	- 18	2615 State Street		
	- 19	2589 State Street		
	- 20	2577 State Street		
	- 21	2551 State Street		
	- 22	2541 State Street		
	- 24	2739 State Street		
	- 25	2677 State Street		
	- 26	2659 State Street		
	- 27	2691 State Street		
	* - 28	State Street (District 1)		
	Parcels marked with an asterisk (*) are partially located within another land use district.			

LAND USE DISTRICT 6		PARCEL NO.	ADDRESS
		204-010- 03	3135 Tyler Street
		- 04	Tyler Street
		- 07	3135 Tyler Street
		- 08	3195 Tyler Street
		- 09	3215 Tyler Street
		- 10	Tyler Street
		- 11	3235 Tyler Street
		- 12	3265 Tyler Street
		204-070- 01	Tyler Street
		- 02	Tyler Street
		- 03	3281 Tyler Street
		- 04	Tyler Street
		- 05	3261 Tyler Street
		- 06	3259 Tyler Street
		- 07	3253 Tyler Street
		- 08	3305 Tyler Street
<i>Parcels marked with an asterisk (*) are partially located within another land use district.</i>			

ASSESSOR PARCELS

[illegible]

[illegible]

Land Use Key

The Village Redevelopment Area is divided into nine (9) land use districts which represent the various functional components described in the previous section. The districts are identified below and shown on the map in *Figure 3 (page 19)*.

District 1:	Carlsbad Village Center
District 2:	Office Support
District 3:	Freeway Commercial Support
District 4:	Residential Support
District 5:	Hispanic Mixed Use Support
District 6:	Service Commercial Support
District 7:	Office Support
District 8:	Residential Support
District 9:	Tourism Support

The charts which follow this page list the various types of land uses and identify whether or not a use is "permitted", "provisional", "accessory", or "not permitted" within the noted land use district.

(●) **Permitted Uses** are those which are permitted by right because they are considered to be consistent with the vision and goals established for each district within the Village boundaries. Although these land uses may be permitted by right, satisfactory completion of the Design Review Process and compliance with all other requirements of the Redevelopment Permit Process is still required for the permitted use.

(○) **Provisional Uses** are those which are permitted subject to discretionary approval (by either the Housing and Redevelopment Director or the appropriate decision making authority). They are approved based upon the findings that the use is consistent with the Village vision and goals under specific conditions imposed by the permit. Uses in this category require special scrutiny concerning location, size, and anticipated impact on adjacent uses. For the purposes of land use policy within the Village, the term "provisional use" replaces the term "conditional use" which is used within the Carlsbad Municipal Code.

(A) **Accessory Uses** are those which are incidental and subordinate to the primary permitted or approved use.

(X) **Not Permitted** means that a land use is not consistent with the permitted or provisional uses of a district or does not achieve the long range goals of the Village Redevelopment Area. Therefore, these uses will be prohibited, without exception, within the specified land use district.

Non Conforming Uses

A property owner should refer to *page 79* for information on "non-conforming" land uses. In general, if an existing use is noted as "not permitted" in the following land use charts, the use will be allowed to remain until 1) it ceases to exist; 2) the property is abandoned for a period of 6 months or longer; or 3) there is a proposed change in use. Non-conforming uses, however, will not be allowed to expand or intensify.

Enforcement of Permits

The enforcement of all approved permits shall be governed by Chapters 21.35 and 21.58 of the Carlsbad Municipal Code, which includes the process for revocation of permits. Revocation of permit proceedings shall be conducted by the original approving body.

ALLOWABLE LAND USES

On the following pages, land use charts are provided which list the various types of land uses which are permitted, provisional, accessory or not permitted as a result of adoption of this land use plan within the Village Master Plan and Design Manual. The uses are listed alphabetically by category of land use and according to land use district. For example, for information on where a motel could be located within the Village Redevelopment Area, an applicant/developer would find "motel" (use) under the "commercial services" (category) within the land use chart and learn that motels are permitted by right in Land Use District 9, provisionally in Districts 1 and 3, and not permitted in Districts 2, 4 through 8. There are eight (8) land use categories listed within the following land use charts. The categories are identified and defined below:

1. **Commercial Services.** These are uses where there is generally an exchange or buying and selling of a service commodity. This relates specifically to services which a person, or persons, may provide to another person, or persons. As examples, these uses include automotive repair services, beauty salons, health clubs, hotels, travel agents and music schools.
2. **Entertainment and Recreation.** These are uses which generally provide an activity which is diverting or engaging, usually an activity which is sought for relaxation and amusement. As examples, these uses include: an art gallery, swim club, cinema, and a park.
3. **Food Services.** These are uses which generally allow for the purchase of food and/or beverage items which have been prepared and served, or made available for purchase, by another person intended to be consumed either on or off the premises. As examples, these uses include fast food restaurants, quick stop food stores, restaurants and sidewalk cafes.
4. **Light Industrial.** These are uses which generally provide for small scale manufacturing of products through the use of specialized tools and machines. In some cases, these are also uses which result in larger scale commercial operations which are primarily designed to provide services to manufacturers in either the transportation of goods or other types of services. As examples, these uses include cabinet shops, research laboratories, machine shops, parcel delivery services, and wholesale businesses.
5. **Offices.** These are uses which generally provide for a place where a particular kind of business is transacted or a service is supplied. As examples, these are places where a professional person such as an attorney, contractor, investment officer, or a doctor conducts business.
6. **Residential.** These are uses which generally provide for a dwelling place. As an example, these are places such as single-family homes or an apartment where a person lives, or persons live, on a permanent or continuous basis.
7. **Retail Businesses.** These are uses which generally provide for the sell of small quantities of commodities or goods directly to the ultimate consumer. As examples, these uses include businesses which sell appliances, crafts, clothing, florists, hardware, pets or pet supplies, videos, and/or musical recordings.
8. **Miscellaneous.** The miscellaneous category has been established to encompass the various land uses which do not clearly fit into one of the above categories.

ALLOWABLE LAND USES

The land uses noted below are listed in alphabetical order by category and according to land use district. The chart provides information on the type of land uses which are permitted, provisionally permitted or not permitted within a given land use district. Definitions for these categories can be found on *page 35*. Following the land use charts are "Provisional Land Use Standards" which are listed by either category or specific use; these standards are provided for selected provisional land uses to identify special considerations, findings and conditions which will be used to determine whether or not the identified use will be permitted within the subject land use district.

LAND USES	LAND USE DISTRICTS								
	1	2	3	4	5	6	7	8	9
COMMERCIAL SERVICES									
Aerobics Studio**	○	○	○	○	○	○	x	x	○
Auto Painting/Detailing	x	x	○	x	x	•	x	x	x
Auto Repair/Services	x	x	○	x	x	•	x	x	x
Auto Towing	x	x	○	x	x	•	x	x	x
Automatic Teller Machine (ATM)*	○	○	○	○	○	○	x	x	○
Barbershops	•	•	•	•	•	○	x	x	○
Beauty Parlors	•	•	•	•	•	○	x	x	○
Bed and Breakfast Inns*	○	○	x	○	○	○	○	○	○
Blueprint/Copy/Duplicating Services*	○	•	•	○	○	○	○	x	x
Business and Professional Schools**	○	○	○	○	○	○	x	○ ⁽¹⁾	x
Car Wash	x	A	A	x	x	A	x	x	x
Child Care Center*	○	○	○	○	○	○	○	○	○
Dance Studio/Martial Arts Studio**	○	○	○	○	○	○	x	x	○
Drama School**	○	○	○	○	○	○	x	x	x
Dry Cleaners	•	•	•	•	•	○	x	x	○
Gas Station w/Bays	x	○	○	x	x	x	x	x	x
Gas Station w/Mini Marts	x	○	○	x	x	x	x	x	x
Health Clubs/Spas**	○	○	○	○	○	○	x	x	○
Hotels*	○	○	○	○	x	x	x	x	•

District Uses

The key for the chart is:

• Permitted Use	A Accessory Use
○ Provisional Use	x Not Permitted

Footnotes

- (1) Office uses permitted on Roosevelt Street only.
 - (2) The ground floor of all approved mixed use projects shall be devoted to commercial uses.
 - (3) No drive-thrus.
- * See specific land use under Provisional Use Standards.
- ** See Self-Improvement Services under Provisional Use Standards.
- *** See Sport Entertainment Uses under Provisional Use Standards.

General Notes

- ☒ Outdoor seating in ROW is permitted in Districts 1, 2, 5 & 9, only with a provisional use permit approved by the Housing & Redevelopment Director.
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LAND USES

ALLOWABLE LAND USES

The land uses noted below are listed in alphabetical order by category and according to land use district. The chart provides information on the type of land uses which are permitted, provisionally permitted or not permitted within a given land use district. Definitions for these categories can be found on page 35. Following the land use charts are "Provisional Land Use Standards" which are listed by either category or specific use; these standards are provided for selected provisional land uses to identify special considerations, findings and conditions which will be used to determine whether or not the identified use will be permitted within the subject land use district.

LAND USES	LAND USE DISTRICTS								
	1	2	3	4	5	6	7	8	9
Laundromat*	x	x	•	○	○	○	x	x	A
Libraries	•	•	•	•	•	○	x	x	A
Mortuaries	○	○	○	○	○	○	x	x	A
Motels*	○	x	○	x	x	x	x	x	•
Music School**	○	○	○	○	○	○	x	x	x
Nail Salons	•	•	•	•	•	○	x	x	○
Office Equipment Rental/Sales	○	•	•	○	○	○	○	x	x
Parking Lot/Structures	•	•	•	•	•	•	•	•	○
Private Secondary Schools	x	x	x	x	x	x	x	x	○
Professional Care Facility	x	x	x	x	x	x	x	x	○
Shoe/Garment Repair	•	•	•	•	•	○	x	x	○
Time Shares	○	○	○	○	x	x	x	x	x
Travel Agent	•	•	•	•	•	○	x	x	○
Word Processing Services*	○	•	•	○	○	○	○	x	x
ENTERTAINMENT & REC.									
Art Gallery	•	•	•	•	•	○	x	x	•
Bar/Cocktail Lounge*	A	x	A	A	x	x	x	x	A
Bowling Alleys***	○	x	○	○	x	x	x	x	○
Cinema (Theater)*	○	x	x	○	x	x	x	x	○
Fortune Teller (as defined in §5.50.010(c) of the Carlsbad Municipal Code)	○	x	x	x	x	x	x	x	x
Ice/Roller Skating Rinks***	x	x	○	○	x	○	x	x	○

District Uses

The key for the chart is:

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○ Provisional Use	x Not Permitted

Footnotes

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Museums*	•	•	•	•	•	x	x	x	•
Night Club*	○	○	○	x	x	x	x	x	A
Parks	•	•	•	•	•	•	•	•	•
Performing Arts (Cultural Facility)*	○	x	○	○	○	x	x	x	○
Pinball Machine Arcade*	○	x	○	x	x	x	x	x	A
Pool Hall/Billiards Parlor*	○	○	•	○	○	x	x	x	x
Private Clubs/Lodges	○	○	○	x	x	○	x	x	x
Swim Clubs***	x	x	○	○	x	○	x	x	○
Tennis Clubs***	x	x	○	○	x	○	x	x	○
Video Game Arcade*	○	x	○	x	x	x	x	x	A
FOOD SERVICES									
Fast Food Restaurant (Large)*	○ ⁽³⁾	•	•	x	x	x	x	x	x
Fast Food Restaurant (Small)	• ⁽³⁾	•	•	x	•	x	x	x	x
Quick Stop Food Store*	x	x	•	x	x	x	x	x	○
Restaurant w/Entertainment*	○	○	•	○	○	x	x	x	○
Restaurant	•	•	•	•	•	x	x	x	•
Sidewalk Cafe*	○	○	x	○	○	x	x	x	○

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LIGHT INDUSTRIAL									
Auction Houses/Stores	x	x	x	x	x	○	x	x	x
Boat Building (<i>Limited to those craft which may be transported over a single highway without permit</i>)	x	x	x	x	x	○	x	x	x
Cabinet Shops	x	x	x	x		•	x	x	x
Ceramic Products Manufacturer	x	x	x	x	x	○	x	x	x
Electronics Assembly	x	x	x	x	x	○	x	x	x
Research Laboratories	x	x	x	x	x	○	x	x	x
Frozen Food Lockers	x	x	x	x	x	○	x	x	x
Glass Studios (<i>Edging, beveling and silvering in connection with sale of mirrors and glass for decorating purposes</i>)	○	○	x	○	○	○	x	x	x
Laundries	x	x	x	x	x	○	x	x	x
Machine Shops	x	x	x	x	x	○	x	x	x
Manufacturing Plants (<i>small scale</i>)	x	x	x	x	x	○	x	x	x
Motion Picture Laboratories	x	x	x	x	x	○	x	x	x
Musical Instrument Manufacturer	x	x	x	x	x	○	x	x	x
Parcel Delivery Service	x	x	x	x	x	•	x	x	x
Plumbing Shop	x	x	x	x	x	•	x	x	x

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	LAND USE DISTRICTS								
LAND USES	1	2	3	4	5	6	7	8	9
Plumbing Shop Supply Yards	x	x	x	x	x	•	x	x	x
Public Scales	x	x	x	x	x	○	x	x	x
Sheet Metal Shops	x	x	x	x	x	○	x	x	x
Stained Glass Studios	○	○	○	○	○	•	x	x	○
Storage Buildings/Warehouses	x	x	x	x	x	•	x	x	x
Testing Laboratories	x	x	x	x	x	○	x	x	x
Tire Rebuilding	x	x	x	x	x	○	x	x	x
Tire Recapping	x	x	x	x	x	○	x	x	x
Tire Retreading	x	x	x	x	x	○	x	x	x
Wholesale Businesses	x	x	x	x	x	•	x	x	x
OFFICES*									
Accountants	○	•	•	○	○	○	•	○ ⁽¹⁾	x
Administrative	○	•	•	○	○	○	•	○ ⁽¹⁾	x
Advertising Agencies	○	•	•	○	○	○	•	○ ⁽¹⁾	x
Appraisers	○	•	•	○	○	○	•	○ ⁽¹⁾	x
Architects/Planners	○	•	•	○	○	○	•	○ ⁽¹⁾	x
Attorneys	○	•	•	○	○	○	•	○ ⁽¹⁾	x
Consultants	○	•	•	○	○	○	•	○ ⁽¹⁾	x
Contractors Offices	○	•	•	○	○	○	•	x	x
Employment Agencies	○	•	•	○	○	○	•	x	x

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	LAND USE DISTRICTS								
LAND USES	1	2	3	4	5	6	7	8	9
Engineers	○	•	•	○	○	○	•	○ (1)	x
Escrow Offices	○	•	•	○	○	○	•	○ (1)	x
Financial Institution (full)*	○	•	•	x	x	x	x	x	○
Financial Institution (limited)*	•	•	•	x	•	x	x	•(1)	x
Government Offices	○	•	•	○	○	○	•	x	x
Insurance Agencies	○	•	•	○	○	○	•	•(1)	x
Investment Services	○	•	•	○	○	○	•	•(1)	x
Labor Union Offices	○	•	•	○	○	○	•	x	x
Medical Therapy Office*	○	•	•	•	•	○	•	•(1)	○
Medical Treatment Office*	○	○	•	○	○	○	•	○ (1)	○
Medical Treatment Offices (w/ incidental pharmacies & medical labs)	○	○	•	○	○	○	•	○ (1)	○
Real Estate Brokers	○	•	•	○	○	○	•	•(1)	x
Title Companies	○	•	•	○	○	○	•	•(1)	x
RESIDENTIAL									
Live/Work Studio*	○	x	x	○	○	○	x	○	x
Managed Living Units*	x	x	x	○	○	○	○	○	x
Mixed Use (Residential & Commercial Uses)	•(2)	•(2)	x	•(2)	○(2)	○	x	•	•(2)
Multi-Family Dwelling*	○	• (2)	○	•	○	x	○	•	x
Second Dwelling Units	x	x	x	○	○	x	x	○	x
Single-Family Dwelling	x	x	x	•	•	○	x	•	x

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RETAIL BUSINESSES									
Accessories	•	•	•	•	•	○	x	x	A
Antiques	•	•	•	•	•	○	x	x	○
Appliances	•	•	•	x	•	○	x	x	x
Arts/Crafts	•	•	•	•	•	○	x	x	x
Bakery/Candy/Creamery	•	•	•	•	•	○	x	x	○
Books	•	•	•	•	•	○	x	x	○
Clocks	•	•	•	•	•	○	x	x	○
Clothing/Shoes	•	•	•	•	•	○	x	x	○
Coffee Houses/Tea Rooms	•	•	•	•	•	○	x	x	•
Drug Store	•	•	•	x	•	○	x	x	○
Dry Goods	•	•	•	x	•	○	x	x	○
Electronic Equipment	•	•	•	x	•	○	x	x	A
Farmer's Market	○	x	x	x	x	○	x	x	x
Florist	•	•	•	•	•	○	x	x	○
Furniture/Floor Coverings	•	•	•	x	•	○	x	x	x
Gifts	•	•	•	•	•	○	x	x	•
Grocery Store/Delicatessen/Meat Market	•	•	•	•	•	○	x	x	○
Hardware	•	•	•	x	•	○	x	x	x
Hobby Items/Toys	•	•	•	•	•	○	x	x	○

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Ice Cream/Frozen Yogurt	•	•	•	•	•	○	x	x	•
Interior Decorator w/Goods	•	•	•	•	•	○	x	x	x
Jewelry	•	•	•	•	•	○	x	x	○
Linens	•	•	•	•	•	○	x	x	x
Liquor/Tobacco	•	•	•	x	•	○	x	x	•
Luggage	•	•	•	x	•	○	x	x	○
Music Instruments/Supply	•	•	•	x	•	○	x	x	x
Newsstand	•	•	•	•	•	○	x	x	•
Office Supply/Stationery/Cards	•	•	•	x	•	○	x	x	○
Optical Goods/Services	•	•	•	•	•	○	x	x	x
Paint/Wallpaper	•	•	•	x	•	○	x	x	x
Pets	•	•	•	x	•	○	x	x	x
Photo Supply/Stationery/Cards	•	•	•	•	•	○	x	x	○
Picture Framing/Art Gallery	•	•	•	•	•	○	x	x	○
Portrait Studios/Photographers	•	•	•	•	•	○	x	x	x
Post Office/Parcel Service	•	•	•	x	•	○	x	x	x
Recordings (tapes, CD's, Records)	•	•	•	•	•	○	x	x	○
Sporting Goods/Bicycles	•	•	•	•	•	○	x	x	○
Stamps/Coins/Collectibles	•	•	•	•	•	○	x	x	○

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LAND USE DISTRICTS									
LAND USES	1	2	3	4	5	6	7	8	9
Video Sales/Rental	•	•	•	•	•	○	x	x	○
MISCELLANEOUS									
Churches (or similar facilities)	○	○	○	○	○	○	○	○	○
Youth Facilities	x	○	○	○	○	○	○	○	x
Trailer Park	x	x	x	x	x	x	x	x	○

Transportation Corridor

Portions of Land Use Districts 1, 4, and 6 which are located within the Village Redevelopment Area are also located within the Transportation Corridor. The shaded area on the map that follows, indicates the areas within Districts 1, 4, and 6 which are located within the Transportation Corridor.

Notwithstanding the previous land use charts and the Carlsbad Municipal Code, for those properties which are located both within the Village Redevelopment Area and the Transportation Corridor, the following land uses are the **only** uses which will be **permitted**:

Field and Seed Crops; Truck Crops; Horticulture Crops; Orchards and Vineyards; Tree Farms; Fallow Lands; Light-Rail Transmission Facilities; Light-Rail Maintenance/Repair Facilities; Light-Rail Stations; Passive Open Space; Bicycle Paths; Pedestrian Trails; Private or Public Parking Lots; and Railroad Tracks.

Any other use, including commercial and retail businesses, mixed use projects or residential projects, shall not be permitted without the completion of a Master Plan for the Transportation Corridor which would need to be reviewed and approved by the California Coastal Commission as Local Coastal Program Amendment.

District Uses

The key for the chart is:

• Permitted Use	A Accessory Use
○ Provisional Use	x Not Permitted

Footnotes

- (1) Office uses permitted on Roosevelt Street only.
- (2) The ground floor of all approved mixed use projects shall be devoted to commercial uses.
- (3) No drive-thrus.
- * See specific land use under Provisional Use Standards.
- ** See Self-Improvement Services under Provisional Use Standards.
- *** See Sport Entertainment Uses under Provisional Use Standards.

General Notes

- ☒ Outdoor seating in ROW is permitted in Districts 1, 2, 5 & 9, only with a provisional use permit approved by the Housing & Redevelopment Director.
- ☒ All existing uses which are noted as "not permitted" within a land use district noted on this land use chart shall be allowed to remain pursuant to the non-conforming regulations set forth within this chapter. No expansion or intensification of non-conforming uses will be permitted.
- ☒ No Adult Entertainment Uses permitted within any land use district within the Village.
- ☒ For all Village properties which are also located within the Coastal Zone, the primary permitted land uses for all ground floor space shall be those which are **visitor-serving** commercial. Visitor-serving commercial uses include but are not limited to: hotels, motels, restaurants, recreational or tourist information facilities, souvenir, gift or novelty shops and/or services which will aid in the comfort/enjoyment of a tourist or regional guest's visit to the area. All other land uses, which are not expressly prohibited as noted herein, shall be provisional or accessory uses; these uses must be approved, or conditionally approved, via the redevelopment permit process.

LAND USES



TRANSPORTATION CORRIDOR

(Area Within Solid Lines)

LAND USES

Provisional Use Standards Contents

- Amusement Games Arcades
- Automatic Teller Machines (ATMs)
- Bars/Cocktail Lounges
- Bed and Breakfast Inns
- Business/Professional Offices
- Business/Professional Services
- Child Care Centers
- Cinemas
- Cultural Facilities
- Fast Food Restaurants (Large)
- Financial Institutions (Full)
- Hotels
- Laundromats
- Live/Work Studios
- Medical Therapy Offices
- Medical Treatment Offices
- Motels
- Multi-Family Dwellings
- Night Clubs
- Pool Halls/Billiard Parlors
- Professional Care Facilities
- Quick Stop Food Stores
- Managed Living Units
- Restaurants with Entertainment
- Self-Improvement Services
- Sidewalk Cafes
- Sport Entertainment Uses

Considerations

1. Arcades can provide entertainment and a social focus for young adults in the community. However, they can also create a foci of behavior which can be disruptive to other commercial activities and to nearby residential development.
2. Since arcade games can be relatively expensive to play over extended time periods, the activity in arcades often involves numbers of youth periodically participating as spectators. This pattern can result in a relatively high number of occupants compared to the number of machines and in a potential loitering problem on adjacent public sidewalks.
3. Younger users may arrive at the arcade on bicycles which often are allowed to litter sidewalks in and adjacent to the business, resulting in obstacles to pedestrian movements.
4. Arcades in primary shopping area generally interrupt retail community.
5. Other on-premise uses and the number of machines are relevant issues. Arcade machines which are subsidiary to other major uses such as a cinema are generally not a major problem since their primary function is to provide entertainment while patrons are engaging in or waiting for other events. In contrast, large numbers of machines which serve as the major draw of the business are likely to have a different user profile.

Location and Development Criteria

1. Arcades should not be placed on sidewalks adjacent to primary pedestrian streets.
2. Arcades should not be located in areas where they would interrupt existing or anticipated retail community.
3. Arcades which are intended as primary destinations should be located near public parking lots.
4. Arcades in Land Use District 3 should generally be limited to tenancies within larger shopping complexes with adequate parking and facilities for bicycle parking.
5. Unless an adequate supply of public bicycle racks are located nearby, arcades should provide on-premise racks or install public racks in a location and manner acceptable to the City.
6. Locations and/or hours of operation should be such as to minimize any conflicts between the use and Village Residences.

Amusement Game

Arcades

Definition

A retail use which provides five or more amusement game devices such as video games, pinball machines or other similar mechanical and electronic amusement devices.

Amusement Game Arcades

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The Arcade will not interrupt retail continuity or pedestrian movement.
2. Adequate parking for vehicles and bicycles exist either on-site or in nearby public resources.
3. Adequate planning has been conducted to minimize loitering activities which could negatively impact adjacent uses.
4. The location and/or hours of operation are such that activity and noise impacts on Village residents are likely to be minimal.

Considerations

1. ATM's have become an accepted and valued convenience for most bank customers. They allow relatively rapid transactions that save customers time and are often available in locations other than parent financial institutions. They serve to support adjacent commercial uses by providing a ready source of cash for shoppers including tourists.
2. Parking is often an issue. Because most transactions are rapid and generally take less than a minute of actual machine time, users are often tempted to park illegally while using the machines. This can cause circulation difficulties as well as create hazards for both motorists and pedestrians.
3. In some commercial locations, the demand for usage can create queues which conflict with pedestrian movements on the adjacent sidewalk and block display windows or entries to adjacent businesses.
4. Each bank's ATM has a standard design and appearance which can have a visual impact on the general character of a storefront.
5. Security concerns related to ATM's result in a generally high level of illumination at and surrounding the machine location.

Location and Development Criteria

1. Machines should be located within 100 feet of at least two short term parking spaces which are available to the user.
2. ATM's should not be located immediately adjacent to primary pedestrian sidewalks. Locations should be on sidewalks or within recesses where adequate use and queuing space exists.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The proposed location of the ATM will not adversely affect pedestrian traffic movements and will not result in negative impacts to adjacent uses.
2. The ATM is not expected to create additional parking and traffic problems in the area.
3. The appearance of the ATM and its related lighting and signage is appropriate to its location and the Village.
4. Adequate lighting and visibility provisions have been made for user safety.

Automatic Teller Machines (ATM's)

Definition

Machines for the automatic processing of banking transactions including the dispensing of cash without assistance from on-site employees. Machines are generally mounted on building walls and may be installed adjacent to financial institutions or in off-premise locations.

Bars and Cocktail Lounges

Definition

Any establishment serving an alcoholic beverage which does not meet the definition of, or requirements for, a bonafide public eating establishment (see definition in municipal code).

Considerations

1. Bars are often sources of late night noise near premise exits, around parking areas and on vehicular and pedestrian paths leading away from the premises.
2. Front facades are often largely devoid of windows or covered with signs and other obstructions resulting in a gap in an otherwise interesting street facades.

Location and Development Criteria

1. Bars/Cocktail Lounges should not be located along frontages where they would disrupt retail continuity unless their frontage is limited to 25 feet or less.
2. Bars/Cocktail Lounges should not be located where they are likely to adversely impact residential uses.
3. Bars/Cocktail Lounges should not be located so as to create a concentration of this use in one area. No bar/cocktail lounge shall be located within 500 feet of any other bar/cocktail lounge.
4. An adequate supply of parking, as set forth within this manual, shall be located conveniently nearby.
5. Facades shall be treated in a manner similar to other storefronts and should be designed with a Village character.
6. An opening shall be provided through which an unobstructed view of the interior of the premises can be obtained from the street upon which business fronts.

7. Surrounding grounds, including parking areas, shall be maintained in a neat and orderly condition at all times.
8. Any structure housing such operation shall meet all applicable building code provisions prior to occupancy.
9. Owner shall not permit open containers of alcoholic liquor to be taken from the premises.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The Bar/Cocktail Lounge will not likely have a negative impact on Village residents.
2. Adequate parking is conveniently located near the premises.
3. The exterior design of the facility and signage are appropriate to the Village and compatible with adjacent uses.

LAND USES

Considerations

1. Provisions for on-site parking can become visually unattractive on small sites or on sites where existing residential structures have been converted to Bed and Breakfast uses. Parking which spills out onto residential street can be a particular nuisance to adjacent residents.
2. The noise and activity of late evening arrivals and early morning departures can be disruptive to residents living near the site.

Location and Development Criteria

1. Parking areas should not be located adjacent to existing residences.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The Bed and Breakfast Inn can accommodate its parking requirement without disrupting the visual and landscape character of its Village surroundings.
2. The Bed and Breakfast Inn will not result in an unacceptable level of noise which would disrupt adjacent or nearby residents.
3. The proposed site is large enough to accommodate the proposed development while still providing adequate landscaping to be compatible with the surrounding neighborhood.

Bed and Breakfast Inns

Definition

Any historical and architecturally significant building which is located in a scenic or other environment with a distinct character which has no less than three and no more than eight attractively decorated lodging rooms, and one common room available for social interaction where short-term lodging and primarily breakfast meals are provided for compensation. Bed and Breakfast Inns do not include rest homes, convalescent homes, hotels, motels, boarding houses or lodging houses.

Business/Professional Offices

Definition

A commercial facility used for business involving information processing, clerical work, consulting and record keeping rather than the sale or manufacture of goods.

Considerations

1. Many types of offices can be disruptive to retail continuity when located in commercial shopping areas because of their non-retail nature and generally inward-oriented character.
2. A significant portion of the parking spaces needed to serve office uses are occupied by employees who are on-premises all or most of the work day.

3. Some office uses, such as real estate offices, are more consumer-oriented and can be beneficial to a lively mix of uses if small enough in scale to avoid disrupting retail continuity.
4. Some developers may wish to construct typical speculative office buildings with large floor plates and extensive quantities of window area for maximum tenant subdivision flexibility. Such facilities are likely to be out of scale and character in all areas of the Village.
5. Office uses will generally provide for their parking requirements on-site. Some sites with alley access can accommodate on-site parking without undue visual impact on the Village streetscape. Others may have more difficulty.
6. Office structures adjacent to residential uses can result in a loss of privacy for residents.

Location and Development Criteria

1. Ground floor office uses should not be located along commercial shopping streets where they would disrupt retail continuity. An exception to this criterion would be real estate offices or other "walk-in" uses which are strongly public consumer-oriented with a frontage of 50 feet or less.

2. Office uses are generally appropriate on the upper floors where they do not impact retail continuity.
3. Offices should be allowed on lots which back up to or are adjacent to residential properties only where development plans demonstrate that only minimal impacts will result.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The office development will be compatible in scale and character to the surrounding Village development.
2. The development is not likely to negatively impact existing or planned retail continuity in significant concentrations of commercial shops.
3. Sufficient on-site parking will be available to serve employee parking needs.
4. The office development will not result in an undue reduction of livability for adjacent residents.

Considerations

1. Some Business/Professional Services uses can be disruptive to retail continuity when located in commercial shopping areas because of their non-retail nature and generally inward-oriented character. Others are more drop-in customer oriented and appropriate to retail areas except where they might occupy critical locations or occupy large street frontages.
2. A significant portion of the parking spaces needed to serve these uses are occupied by employees who are on-premises all or most of the work day.

Location and Development Criteria

1. Ground floor usage in heavily retail-oriented areas should be limited to Business/Professional Service tenants who provide drop-in services to the general public such as quick copying and desktop publishing.
2. Business/Professional Service uses are generally appropriate on upper floors in courtyards or along commercial alleys where they do not impact retail continuity.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The Business/Professional Service use is not likely to negatively impact existing or planned retail continuity in significant concentrations of commercial shops.
2. Sufficient on-site parking will be available to serve employee parking needs.
3. Adequate short term parking exists in reasonable proximity to the use to accommodate drop-in customers.

Business/Professional Services

Definition

A retail use which provides clerical, duplicating and other services to businesses and the general public.

Child Care Centers

Definition

A day care facility of any capacity, other than a family day care home as defined in Section 21.04.146 of the Carlsbad Municipal Code, in which less than twenty-four-hour per day non-medical care and supervision is provided for children in a group setting including nursery schools but not elementary schools.

Considerations

1. Child care facilities require outdoor play areas. In some locations, these exterior areas could be subjected to physical or environmental conditions which might be injurious to the health of the children.
2. Drop off and pick up of children can create additional traffic in the immediate vicinity of the center as well as require short-term parking. Impacts on residents and potential traffic conflicts should be considered for specific locations.
3. Children playing in the outdoor areas around the center can produce noise levels which might negatively impact some residential uses.
4. Convenient child care centers could encourage increased utilization of the Village's commuter rail station.

Location and Development Criteria

1. Sites should enjoy ease of vehicular access.
2. Parcels should be sufficiently large to accommodate on-site parking and waiting zones or should be able to accommodate these functions within the public right-of-way without negatively impacting traffic flows or creating nuisances for occupants and/or customers of adjacent businesses or residents.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The Child Care Center meets relevant State of California locational criteria.
2. The Center will not cause undue traffic impacts on adjacent uses.
3. Adequate provisions have been made for parking and the drop-off and pick up of children.

Considerations

1. Cinemas require substantial parking in reasonably close proximity to the facility. However, peak usage of cinema parking often occurs when other downtown uses are closed or in need of fewer parking spaces to satisfy customer and employee needs.
2. Substantial traffic can be generated by a cinema facility when hit movies are shown or on peak weekend evenings. Patrons arriving for the next feature showing are seeking parking spaces prior to and while other patrons are leaving the facility.
3. The final film of an evening often lets out around midnight or later. Cinema exits and parking lots can become a source of noise which would be unwelcome near residential development.

Location and Development Criteria

1. Lots should provide or be located near parking areas with adequate spaces to meet the cinema's parking peak demand.
2. Sites adjacent to residential development would generally not be acceptable unless noise, traffic and other potential impacts can be adequately mitigated.

3. Locations which have or can accommodate supportive nighttime activities (e.g., restaurants, book stores, etc.) are preferable to isolated sites where movie-goers are less likely to patronize other downtown businesses.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. Adequate and available parking resources exist on-site, in nearby public resources or in nearby private parking lots for which a binding use agreement has been executed to meet the cinema needs.
2. Traffic generated by the facility will not unduly impact residents or other businesses in the Village.
3. The facility is not likely to create noise, security or other adverse impacts on adjacent residential development.
4. The facility's location is supportive of a lively Village environment and has a high potential for stimulating support for other Village uses.

Cinemas

Definition

A commercial enterprise containing fixed seating and dedicated to the showing of motion pictures on one or more screens.

Cultural Facilities

Definition

A public or quasi-public facility devoted to museum displays, interactive displays and education devoted to history or cultural heritage, or live theatrical, music and/or dance performances.

Considerations

1. Live performance theaters are open to public use for only a very few hours each week and are devoid of apparent activity for the remainder of the time. If located in areas of intense retail activity, they can disrupt retail continuity.
2. If intensively programmed, live performance theaters have the potential of creating increased patronage of nearby restaurants and other nighttime use facilities.
3. Live performance theaters generally are designed as large windowless boxes to accommodate the facility's functional requirements and could be out of scale with nearby commercial and residential developments. Facilities with "fly lofts" to store scenery vertically above the stage can have windowless building components over 60 feet in height.
4. Live performance facilities, like cinemas, require substantial amounts of parking nearby. However, unlike cinemas, there is usually only one performance in an afternoon or evening. Therefore, potential traffic congestion is generally only related to the period immediately following a performance.
5. Like cinemas, live performance theaters often close late in the evening and have the potential of creating undesirable noise impacts if sited near residential development.

6. Museum's often require substantial floor area to accommodate exhibits and artifacts. While "storefronts" can contribute to the liveliness of the street environment with visible display items and museum sales shops, the overall facility might occupy space more appropriately devoted to retail activities.

Location and Development Criteria

1. Cultural Facilities should be located near parking resources adequate to meet public attendance and employee needs.
2. Locations and frontages should be sensitive to any adjacent retail needs in regard to use compatibility and critical mass of retail uses.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. Adequate parking resources exist on-site or in nearby public resources to accommodate the cultural facility's needs.
2. Traffic generated by the facility will not unduly impact residents or other businesses in the Village.
3. The facility is not likely to create noise, security or other adverse impacts on adjacent residential development.
4. The facility's contribution to Village vitality and community identity outweighs any potential negative impacts on retail intensity and continuity.

LAND USES

Considerations

1. Although fast food restaurants in some urban locations are pedestrian-oriented, most are auto-oriented, require substantial amounts of parking and generate considerable traffic by virtue of their rapid turn-over and take-out food policies. These characteristics can be detrimental to retail continuity and pedestrian safety.
2. Food for take-out service is generally packaged in throw away containers. These along with straws, napkins and wrappers can create special trash problems at and for some distance from fast food restaurants.
3. Most fast food chains desire to utilize their recognizable corporate building and signage styles. While some have made special efforts in modifying their designs to fit special community circumstances, there may be problems in integrating the facility into the desired Village design character.
4. Fast food restaurants often extensively utilize paper or painted window signs as part of their promotional efforts. These can detract from the quality of the Village visual environment.

Location and Development Criteria

1. Fast food restaurants with on-site parking should not be located in areas where retail or visual continuity are important nor in areas where vehicular traffic related to their use will disrupt significant pedestrian movement patterns.
2. The site should be large enough to accommodate on-site parking away from street frontages.
3. The developer/franchisee should be willing to design specifically and uniquely for the Carlsbad Village visual environment as well as agree to restrictions on temporary advertising signs.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The use is not likely to create pedestrian and traffic hazards.
2. The use is consistent with and supportive of adjacent commercial uses.
3. Parking locations and visual treatments are consistent with Village goals.
4. The design of the facility and signage is compatible with desired Village character.

Fast Food Restaurants (Large)

Definition

A retail eating or eating and drinking use designed to attract and accommodate high customer volumes or turnovers and which provides ready-to-eat food for consumption on or off the premises and meets the following criteria:

- *A gross floor area of 1,000 square feet or more, and more than 50 seats.*
- *A limited menu of ready-to-eat food prepared in advance of customer orders, or food which may be quickly prepared.*
- *Food served in disposable wrappers or containers.*
- *Food is ordered at a customer service counter.*
- *Food is paid for prior to consumption.*

LAND USES

Financial Institutions (Full)

Definition

Financial uses providing banking services and products to the public and which occupy more than 25 feet of linear frontage or 1000 square feet of gross floor area including banks, savings and loans, and credit unions.

Considerations

1. Large financial institutions can utilize large street frontages which can interrupt retail continuity.
2. Financial institutions often seek locations in downtown areas in order to compete with others with regard to identity and name recognition. This tendency along with their ability to pay relatively high rents frequently resulted in substantial concentrations of these uses with the resultant loss of space for other retail and service uses.
3. Aggressive promotional campaigns for financial products and services often leads to the extensive use of temporary signs placed in widow areas facing the street. This can lead to an appearance of visual chaos.
4. Most financial institutions also provide on-site Automatic Teller machines for quick transactions. This can increase traffic congestion and lead to parking problems as outlined in the provisional use standards outlined for ATM's.
5. Some financial institutions wish to incorporate drive-in banking facilities. These take up large areas of land, contribute to air quality problems by virtue of idling engines and can result in traffic circulation problems.

Location and Development Criteria

1. Sites should not contain on-site parking unless such parking can be accessed from streets or alleys without conflict with pedestrians along primary pedestrian paths.
2. Drive-in banking windows should not be allowed.
3. Street frontages should be appropriate to the location relative to retail continuity and should generally not exceed 50 feet.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with following findings:

1. The scale and character of the development are in keeping with adjacent Village development.
2. The use will not adversely affect retail continuity or pedestrian movements.
3. The use will not unduly affect the orderly flow of vehicular traffic in the area.

LAND USES

Considerations

1. The development of additional Institutional Uses within the Village Redevelopment Area will generally be discouraged because these type of projects most often consume large street frontages which interrupt retail continuity.
2. Institutional Uses generally do not assist in the effort to economically enhance an area or serve to meet the revitalization goals of the Village Redevelopment Area.
3. Since existing Institutional Uses within the Village have been "good neighbors" for a number of years and have developed strong relationships within the community which give additional identity to the Village Redevelopment Area, existing Institutional Uses will be allowed to remain with legislative approval of a long term Master Plan for all related property.
4. Permission may be granted by the Carlsbad Redevelopment Agency to allow the expansion or intensification of an existing institutional use only if the expansion or intensification provides public benefits, such as street improvements, and it is determined that the project will have no adverse impacts on the surrounding properties.

Location and Development Redevelopment Criteria:

Although new institutional uses will be discouraged within the Village Redevelopment Area, it is possible that a new institutional use may be proposed for the Village. In this case, the following location and development criteria shall apply:

1. Institutional Use frontages should be limited in areas of intense retail activity unless substantial portions of the frontages are utilized for retail uses which are easily accessible from the sidewalk.
2. Institutional Uses, except for schools, should be located away from residential areas where noise and/or traffic could be a problem.
3. Access to loading or parking facilities should be located away from primary pedestrian areas wherever possible to prevent conflicts and assist with traffic circulation.

For existing Institutional Uses, the location is already fixed. However, if redevelopment of a site is proposed, the above criteria shall remain applicable.

Institutional Uses

Definitions

Institutional Uses are those which are generally characterized as being established by a non-profit organization or corporation of a public character with a public purpose being served (ie., education, religious services, elderly care, etc.).

Private Secondary School is an educational facility which is established, conducted and primarily supported by a nongovernmental agency and offers general, technical, vocational or college-preparatory courses at a level and to an age group which is intermediate between elementary school and college.

Professional Care Facility is a facility in which food, shelter and some form of professional service is provided such as nursing, medical, dietary, exercising or other medically recommended programs. Not included in this definition are hospitals and mental hospitals.

Church is generally considered to be a worship facility for a body or organization of religious believers

LAND USES

Institutional Uses

Findings

For a new institutional use to receive a Redevelopment Permit, the following findings must be made:

1. The scale and character of the Institutional Use is appropriate to its location and the desired Village character.
2. The use is consistent with the goals and objectives of the Village.
3. Street frontage uses are appropriate to the site and location and adjacent uses.
4. Loading facilities and access to parking will not adversely effect pedestrian movement and safety.

In addition to the above findings, the following findings must also be made for all existing institutional uses:

5. A Master Plan has been submitted and approved by the appropriate legislative body.
6. Expansion or intensification of the use will not have an adverse impact on future development within the area or on revitalization activities.

Considerations

1. Hotels are generally acceptable in all of the designated land use districts. However, issues of scale and potential conflicts must be addressed in each individual circumstance.
2. Hotel street frontages can negatively impact retail continuity unless uses are placed along those frontages which complement the adjacent retail uses.
3. Visitor loading areas can disrupt traffic flows and remove on-site parking resources for retail uses.
4. Functional areas of hotels (e.g., kitchen and trash areas) can be sources of noise which could affect any adjacent residential uses.

Location and Development Criteria

1. Hotel frontage dimensions should be limited in areas of intense retail activity unless substantial portions of the frontages are utilized for retail uses which are easily accessible from the sidewalk.
2. Hotel service areas should be located away from any adjacent residential uses where noise could be a problem.
3. Access to any loading or parking facilities should be located away from primary pedestrian areas wherever possible.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The scale and character of the hotel is appropriate to its location and the desired Village character.
2. Street frontage uses are appropriate to the site location and adjacent uses.
3. Loading facilities and access to parking will not adversely affect pedestrian movement and safety.

Hotels

Definition

A building in which there are five or more guest rooms where lodging on a nightly basis, with or without meals, is provided for compensation, and where no provision is made for cooking in any individual room or suite and shall not include buildings where persons are housed under legal restraint.

Laundromats

Definition

A commercial business wherein coin-activated washers, dryers and similar cleaning equipment are self-operated by individuals not permanently living or temporarily residing on the premises.

Considerations

1. Laundromats provide important services for Village and nearby residents without their own on-premises equipment and for travelers staying in the area at facilities which do not have laundry facilities.
2. Recent development prototypes in many urban areas have included coffee houses, cocktail lounges or other entertainment uses along with the laundromat functions. These mixes of use must be evaluated with respect to their relative size and ability to attract patronage separately from on-site laundromat users.
3. Typical laundromat frontages are often lacking in visual interest and exhibit high levels of fluorescent lighting which could be at odds with adjacent uses.
4. Convenient parking is generally needed.

Location and Development Criteria

1. Laundromats should not be placed in areas where there is a high degree of retail continuity.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The use or combination of uses is compatible with adjacent uses and will not unduly interrupt important areas of retail continuity.
2. The scale and character of the facility is compatible with a Village character.

Considerations

1. The issues of Live/Work Studios deal both with the impact of business uses on adjacent residential uses as well as the impact of adjacent non-residential uses on the livability of the residential units in cases where the studios are located in commercial or industrial areas.
2. Some on-site business activities such as the creation of metal or wood sculpture could introduce a noise element into the residential neighborhood.
3. On-premise display and/or sales activities could generate traffic and parking concerns in residential areas.
4. In commercial areas, the residential units could be substandard in terms of access, light, air and open space unless specifically designed to address those issues.
5. In industrial areas, residents could be subjected to adjacent noise or other environmental impacts.

Location and Development Criteria

1. On-site display and sales functions should be limited to sites where vehicular access and parking will not negatively impact other residential units.
2. Live/Work Studios in residential environments should be limited to activities which will not adversely impact adjacent residents.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The Live/Work Studio use is compatible with adjacent development.
2. Adequate parking is available for tenants and anticipated visitors.
3. Dwelling units will enjoy a residential environment of comparable quality to other standard units in the Village.

Live/Work Studios

Definition

A residential structure, generally in loft-type unit, in which one or more of the residents utilize a portion of the dwelling unit for business purposes involving the creation or assembly of art, craft, graphic design, photography or similar hand-crafted products for display and/or sale. On-site business activities may include in some but not all cases the display and sale of those hand-crafted goods.

Medical Therapy Offices

Definition

Medical or allied health service offices which generally meet the following criteria:

- *Fewer than 3 professionals in the office*
- *Treatment sessions lasting 45 minutes or longer*
- *Treatment limited to 1 individual or 1 family at a time*
- *Includes these and similar uses:*
 - *Chiropractor*
 - *Family Therapy*
 - *Psychologist*
 - *Psychologist (Individual)*

Considerations

1. Medical therapy offices, if located in ground floor storefront space, could interrupt retail continuity given their generally inward-oriented character.

Location and Development Criteria

1. These uses should be limited to locations on levels above the ground floor in off-street locations where they will not adversely impact retail continuity.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. On-premise activities and related parking requirements are compatible with the land use district and adjacent development.
2. Adverse impacts on retail intensity or retail continuity are not likely.

Considerations

1. This type of medical use has the potential of generating higher parking demands than other commercial uses which could impact the visual quality of the Village for on-site parking and the availability of parking for retail uses within the parking district.
2. Medical offices are generally inward-oriented in character and could negatively impact retail continuity if placed in areas with a high retail potential.

Location and Development Criteria

1. Medical Treatment Offices should be placed on levels above the ground floor or in off-street locations in areas of retail activity.
2. Sites should be large enough to accommodate on-site parking.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The use is compatible with the land use district and adjacent development.
2. The use will not adversely affect retail intensity or retail continuity in the Village.
3. Adequate parking exists to serve the needs of this use.

Medical Treatment Offices

Definition

Medical or allied health service offices which meet one or more of the following criteria:

- *3 or more professionals in the office*
- *Treatment periods of less than 45 minutes*
- *Waiting rooms accommodating more than 5 people*
- *Treatment sessions involving 3 or more patients at the same time*
- *Includes these and similar uses:*
 - *Dental Clinic*
 - *Medical Clinic*
 - *Medical Office*
 - *Psychotherapy (Group)*

LAND USES

Motels

Definition

A group of attached or detached buildings containing individual sleeping or living units where a majority of such units open individually and directly to the outside, and where a garage is attached or a parking space is conveniently located to each unit, all for the temporary use by automobile tourists or transients, and includes motor lodges. An establishment is considered a motel when it is required by the Health and Safety Code of the State of California to obtain the name and address of the guests, the make, year and license number of the vehicle and the state in which it was issued.

Considerations

1. Motels are traveler-oriented, therefore should be conveniently located on travel corridors and near other visitor-serving facilities.
2. Motels by their nature have a very strong automobile-to-room relationship which could limit building activity which may be oriented towards Village streets.
3. Because many motels survive on drop-in business, their signage is often aggressive in size and appearance.

Location and Development Criteria

1. Parking areas should be located away from street frontages and buffered from public view.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The use is appropriate to the land use district and adjacent development.
2. The site is adequate in size to provide the necessary parking as well as adequate space for landscaping to integrate the project into the Village character.
3. The project enhances the Carlsbad Village image and character.

Considerations

1. Multi-family housing is appropriate near the Land Use District 1 rail station but could displace important ground floor retail uses in some locations.
2. Multi-family residential uses generally require on-site dedicated parking which could be difficult to provide in retail-oriented districts unless located below grade.
3. In Land Use District 6, large parcels lend themselves to multi-family residential development. However, the impact of adjacent industrial uses on the quality of the residential environment may be of concern.

Location and Development Criteria

1. Residential units and parking should not be placed on ground floor levels where they would displace desired retail uses or otherwise lessen active street frontage.
2. Sites should be large enough to accommodate parking requirements on-site or below grade.
3. Residential units should not be placed in close proximity to uses which would adversely affect the health and welfare of the residents.
4. For locations adjacent to the AT&SF Railroad Right of Way, adequate provisions should be made to buffer residents from train noise.
5. Where feasible and possible, multi-family housing near the rail station should be constructed as part of a mixed use development project.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The Multi-family Residential use is appropriate to the site and adjacent development.
2. The site is of adequate size and shape to accommodate its required on-site parking without adversely affecting the visual environment of the Village.

Multi-Family Dwellings

Definition

A building, or portion thereof, designed for occupancy by three or more families living independently of each other and containing three or more dwelling units.

Night Clubs

Definition

A place of entertainment, mostly open at night, serving food and liquor or other refreshments, and having a floor show or providing music and a space for dancing.

Considerations

1. Nightclubs, as nighttime activities, have the potential of creating noise problems for nearby residential areas.
2. Nightclubs, because of their floor show and/or dance floor requirements, often require large blocks of floor area which could displace other desired uses.
3. Nightclubs are generally inactive during normal business hours and can create a gap in interesting activity if located along retail frontages.
4. The intensity of use of nightclubs is generally very high since many patrons may be standing or dancing rather than seated at tables. This intensity can create the need for substantial nearby parking.
5. Sidewalk crowds waiting to enter the nightclub and during intermissions or music breaks are not uncommon and can be a hindrance to normal pedestrian movement if located near other nighttime uses such as restaurants.
6. The total number of night clubs within the Village at any given time shall be limited. An overconcentration of night clubs could be detrimental to the Village. Special consideration shall be given to the potential for proliferation of night clubs by assessing the number and type within the Village at any given time and the impact an additional club might have on the environment or atmosphere within the Village.

Location and Development Criteria

1. Nightclubs or parking serving nightclub uses should not generally be located adjacent to residential development.
2. Nightclubs should contain adequate on-site parking or be located near public parking resources with sufficient capacity to serve their parking requirements.
3. The location should be such that conflicts with other nighttime uses are minimized or design steps should be taken to accomplish that goal.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The site is suitable for a nightclub use and will have a minimal impact upon Village traffic, parking, residents and other adjacent uses.

LAND USES

Considerations

1. Pool Halls and Billiard Parlors have become a popular form of both participatory and spectator activity in recent years and cater to a wide range of social, economic and age groups. The issues related to this use are primarily related to those of displacement of desired retail activity in important shopping areas and the disruption of retail continuity.

Location and Development Criteria

1. Pool Halls/Billiard Parlors should not be located along prime retail frontages.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The Pool Hall/Billiard Parlor use is appropriate to the site and is not likely to adversely affect the Village's retail potential.

Pool Halls/ Billiard Parlors

Definition

Any place of business where billiards or pool is played, and a fee is charged to those playing for the use of the equipment. The billiard room shall not be connected with any other business, nor shall any other business be permitted to be carried on, except that the billiard room may have therein ordinary merchandise vending machines and no more than four coin-operated games of skill, including pinball machines. A bar or cocktail lounge, having two or less pool or billiard tables, shall not be considered to be a pool hall or billiard parlor.

Professional Care Facilities

Definition

A facility in which food, shelter, and some form of professional service is provided such as nursing, medical, dietary, exercising or other medically recommended programs. Not included in this definition are hospitals and mental hospitals.

Considerations

1. The Village should not generally be thought of as a location for new facilities of this type given the Village's emphasis upon retail shopping, small scale offices, visitor services and residential development in close proximity to the commuter rail station.

Location and Development Criteria

1. The use should only be considered in Land Use District 9 on the site currently occupied by a similar use (Carlsbad Boulevard and Grand Avenue). Should significant changes to that property or use occur in the future, strong encouragement should be given for conversion of the site to commercial and visitor-serving uses.
2. No new development of this type should be allowed in Land Use District 9 aside from the redevelopment or rebuilding of similar uses currently occupying sites within the district.
3. Historic portions of existing buildings should be retained and enhanced.
4. New development on existing sites should reinforce the visual interest of adjacent streets and contain substantial landscaping.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The use is a rebuilding or redevelopment of existing or similar uses.
2. The development is consistent with the goals of the Village Design Manual with regard to pedestrian movement and visual character.

Considerations

1. Quick stop food stops are likely to be automobile-oriented with rapid parking space turnover and with little spill-over commercial benefit to other Village uses.
2. These uses are often chain franchise operations with a standard appearance that would not comfortably fit into the desired Village visual character without significant architectural and signage modifications.

Location and Development Criteria

1. Parking lots should not dominate the site development.
2. Parking lots should be buffered from public view by screening and substantial landscaping.
3. The character of structures and signage must be compatible with a Village character.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The use is appropriate to the Village and the site.
2. The project has been designed to be compatible with the Village environment.

Quick Stop Food Stores

Definition

A retail facility selling take-out food, liquor or other convenience goods and containing fewer than 20 seats where the majority of sales are removed and consumed outside the premises.

Managed Living Units

Definition

Managed Living Units within the Village shall be defined in the same manner as those allowed, if allowed, within the remainder of the City. The definition shall be established by ordinance approved by the City Council.

All Managed Living Units produced within the Village shall comply with the standards and conditions set forth within applicable regulations set forth within the Carlsbad Municipal Code.

If a Managed Living Unit Ordinance is not adopted for the remainder of the City, these type of units will also not be permitted within the Village Redevelopment Area.

Development of all Managed Living Units shall be consistent with the Carlsbad Municipal Code.

Considerations

1. The activity often results in many customers leaving the facility late at night with the potential for noise impacts on nearby residences from patrons and vehicles.
2. Restaurants with entertainment often have a use intensity with a significant number of patrons in the premises at one time. Parking conveniently located to the facility is important.

Location and Development Criteria

1. Restaurants with Entertainment should not be located where they are likely to adversely impact residential uses.
2. An adequate supply of parking should be located conveniently nearby.
3. Consideration must be given to ensure that there will not be an overconcentration of restaurants with entertainment at any given time prior to approving a new restaurant with entertainment.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The restaurant with entertainment is not likely to have a negative impact on Village residents.
2. Adequate parking is conveniently located near the premises.

Restaurants with Entertainment

Definition

A restaurant whose bar area exceeds 50 seats and which provides live music, recorded music for dancing, comedy or other entertainment on a regular basis.

Self-Improvement Services

Definition

A commercial facility offering group instruction or training and containing large open exercise, work or instructional space with an Occupant Load Factor of 50 square feet or less as defined in the Uniform Building Code. The definition includes health clubs, martial art studios, business and professional schools and aerobic studios but does not include child care centers, private schools or similar private facilities.

Considerations

1. These facilities often seek storefront locations among retail facilities and can, because of their inward-oriented nature, create gaps in visual storefront interest and retail continuity.
2. The uses are generally group-oriented and require sufficient parking to serve those on-site at the same time.

Location and Development Criteria

1. Self-Improvement Service uses should not be located in storefront locations where retail continuity is important.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. Retail continuity will not be adversely affected by this use.
2. Adequate parking is available nearby.

Sidewalk Cafes

Definition

An outdoor extension of a restaurant, delicatessen, ice cream parlor or similar food service use with the majority of its seating capacity located indoors and where exterior seating occurs partially or wholly on public property.

A delicatessen is defined as an establishment which typically has less than 1600 square feet of gross floor area and provides ready-to-eat food products (such as cooked meats or prepared salads) and canned or bottled beverages which are purchased on the premises and consumed off-site. There are no on-site stoves or ovens for the cooking or preparation of food sold at the site. Serving and eating utensils are disposable; no dishwashing facilities are located on the site. Food service is not provided to any tables which might be located on the premises; no waiters or waitresses are employed on the premises. A delicatessen is defined as "retail" for land use purposes.

A restaurant is defined under "Bona Fide Public Eating Establishment" in Section 21.04.056 of the Carlsbad Municipal Code.

Considerations

1. Since all or a portion of Sidewalk Cafes occupy public property, tables, chairs and waste receptacles can interfere with normal pedestrian movements.
2. Tables, chairs, waste receptacles and other items, if located near street curbs, can interfere with car doors and pedestrian access to parking spaces.
3. Too many tables and chairs can block access to the business's entry.
4. Since tables, chairs, umbrellas, waste receptacles, planters and other items are prominently located within the public right of way, they can have a substantial impact on the immediate visual environment.

Location and Development Criteria

1. Sidewalk tables should be limited to eating and drinking establishments.
2. Tables and chairs should not unduly disrupt pedestrian and vehicular movement.
3. Tables should be placed a minimum of two feet from the curb to allow adequate space for the opening of vehicle doors.

4. A clear area of at least five feet in width of linear paved sidewalk, free of all obstructions, must be maintained to allow adequate pedestrian movement on the sidewalk in front of the business.
5. If installed, all fixtures, barriers, railings, landscaping or combination thereof shall be in place when the café is in operation and shall be stationary or permanent, fixed to the sidewalk and contiguous to define the café boundary and may be removed when café is closed.
6. Tables are encouraged to be placed in line with tree wells, street lights and other street furnishing elements in order to maximize a linear unobstructed area.
7. Where tables are placed next to the building facade, a clear area of at least five feet in width should be maintained to building entries.
8. Tables must not block access to fire emergency facilities (e.g., fire hydrants).
9. Tables, chairs and umbrellas should be restricted to the frontage of the business, and should not encroach on the frontage of any adjacent business.

LAND USES

Sidewalk Cafes

10. All sidewalk obstruction including non-permanent trash receptacles should be removed completely from the sidewalk area daily prior to the close of business.
11. Furniture should be of uniform color and design and of substantial construction to withstand outdoor use. Umbrellas should be made of a wood or metal framework and covered with fabric. No vinyl umbrellas shall be permitted. The Housing and Redevelopment Director shall develop guidelines for examples of acceptable sidewalk café furniture.
12. Trash receptacles should be provided by the eating or drinking establishment and the area of the sidewalk café should be kept free of litter.
13. A sidewalk table permit must be approved by the Housing & Redevelopment Director prior to the use of sidewalk tables. A fee to be set by the City Council shall be required for processing the subject permit. This fee must be paid before the permit will be processed.
14. The approved sidewalk table permit shall remain in effect for as long as sidewalk tables are permitted within the Village Area and the permittee remains in compliance with the subject approved permit. No new permit shall be required unless the applicant ceases to use the sidewalk tables for a period of 6 months or longer; in this case, a new permit with appropriate fee would be required. The approved permit which remains in effect may be amended without additional fees as approved by the Housing & Redevelopment Director.
15. All other necessary City and/or Agency permits must also be obtained prior to the use of sidewalk tables. These permits may include a business license and/or a redevelopment permit if required for the primary eating/drinking establishment.
16. The State Department of Alcohol Beverage Control (ABC) shall regulate the sale of alcoholic beverages within the Village. The applicant must obtain the appropriate permits and/or approvals from ABC prior to selling or serving alcoholic beverages to customers using the sidewalk tables.
17. The Housing & Redevelopment Director may approve temporary or permanent enclosures for the sidewalk café area as part of the sidewalk table permit if the Director finds that the enclosure will not impede pedestrian traffic and is desired for other safety or aesthetic reasons.
18. Applicant/permittee must sign an Indemnification Statement holding the City of Carlsbad and the Carlsbad Redevelopment Agency harmless from any legal action resulting from sidewalk café operations and/or any approved enclosures for this sidewalk.
19. The applicant must submit a Certificate of Insurance to the City of Carlsbad in an amount to be established by the Risk Manager of the City of Carlsbad. The City and Carlsbad Redevelopment Agency shall be listed as an "additional Insured" on the Certificate. The Certificate must remain in effect for as long as the tables and chairs are placed within the public right-of-way (on the sidewalk).
20. In accordance with Chapters 21.35 and 21.58 of the Carlsbad Municipal Code, the sidewalk café permit may be revoked by the Housing & Redevelopment Director following due process procedures, if: 1) the conditions of the approved permit are not being met; 2) conditions at or around the sidewalk café change; and/or 3) if operation of the sidewalk café interferes with adequate or safe public use of the sidewalk.

LAND USES

Findings

In order for the sidewalk table use to receive a Permit, it shall be consistent with the following findings:

1. The applicant has complied with all of the criteria established relative to Sidewalk Cafes.
2. The use is not likely to result in health or safety problems nor is it likely to adversely impact adjacent uses.

Considerations

1. These uses generally require relatively large sites to accommodate facilities and parking.
2. The uses generally offer relatively little visual interest or street facades.
3. Some facilities have peak usage of an evening hour which could impact adjacent residential uses.

Location and Development Criteria

1. Uses should not occupy State Street frontage in Land Use District 4.
2. Sites should be large enough for on-site parking which can be adequately screened and landscaped.

Findings

In order for this use to receive a Redevelopment Permit, it should be consistent with the following findings:

1. The Sports Entertainment use is compatible with adjacent development, consistent with a Village character and provides sufficient land on which to accommodate building, parking and landscaping.

Sports Entertainment Uses

Definition

A commercial facility characterized by patron participation in sporting activities and relatively large building volume and/or site. The definition includes bowling alleys, ice/roller rinks, swim clubs and tennis clubs, but does not include any use related to gambling or games of chance.

Non-Conforming Land Uses in the Village

Land uses which are not consistent with the allowable or provisional uses of a district or which do not follow the long range goals of the Village Redevelopment Area are considered to be non-conforming uses for land use review purposes under this manual. Non-conforming land uses in the Village Redevelopment Area can preclude revitalization or redevelopment activities in two primary ways. First, they occupy a site that could be used for redevelopment according to the goals of the underlying district and the Village area as a whole. Second, some non-conforming uses can actually have adverse impacts that reach beyond the confines of the site and actually preclude the redevelopment of neighboring properties.

Non-conforming uses in the Village Redevelopment Zone are specifically defined as those within a specific land use district which are: 1) not permitted by right; 2) have not been provisionally approved by the City or the Redevelopment Agency; or, 3) prohibited. Although the City and the Carlsbad Redevelopment Agency will take no action to initiate immediate, or time-specific, abatement of non-conforming uses within the Village Redevelopment Area, property owners are encouraged to bring their properties into conformance with the regulations of this Manual as soon as possible to assist with the revitalization and redevelopment of the area.

All existing non-conforming uses within the Village Redevelopment Area will be allowed to remain until 1) they simply cease to exist for economic or other reasons; 2) the property is abandoned for a period of 6 months or longer; (which means that a building has not been used); or 3) there is a proposed change in use. If any of these conditions exist, the property owner will be required to bring the property into compliance with current land use policies and building code regulations.

Expansion or Intensification of Non-Conforming Land Uses

Expansion or intensification of non-conforming uses will not be allowed by the Agency. However, property owners and/or building tenants will be permitted to complete building facade improvements, add perimeter fencing as appropriate and provide additional landscaping for beautification purposes. Any proposed structural alteration, incidental reconstruction, repair, site alteration, or other property improvements shall conform to the current development standards and design guidelines permitted by the Village Design Manual section of this document.

Return to Original Use

Often difficult situations are created when a property owner wishes to return to the "**original use**" (from a non-conforming or conforming use) of a building which may have been approved prior to formation of the Village Redevelopment Area (1981) but may have become non-conforming per the approved Land Use Plan for the Village Redevelopment Area. In the past, the public policy has not been clear regarding the property owner's right to return to an "**original use**". The following is provided in an attempt to clarify the Agency's position and outline the policy which results from adoption of this Manual.

Uses within existing buildings located in the Village Redevelopment Area as of November 1, 1991, per the Carlsbad Village Redevelopment Agency's Land Use Survey, will be considered to be the "**original use**" of a building for the purposes of this section. No land use which may have existed prior to November 1, 1991, will be considered as the "**original use**" of the property for purposes of determining conformance with the Land Use Plan implemented by this Manual. If a property owner does not agree with the "**original use**" identified by the survey, the property owner shall bear the "burden of proof" responsibility for providing documentation to the Carlsbad Housing and Redevelopment Director that proves an alternate land use, as identified by the property owner, existed as of November 1, 1991.

LAND USES

Conforming Original Use

If the “original use”, conforms to the Land Use Plan identified within this Manual, the use may continue without any further requirement to obtain a redevelopment permit regardless of whether or not it meets all current development standards set forth for the Area by this Manual. Expansion or intensification of the “original use”, however, may still generate a need for redevelopment and/or coastal development permits. The property owner may also be required to obtain appropriate building permit(s) for improvements to the property which are necessary or required to ensure conformance to applicable building codes for the type of use existing within any given building as of November 1, 1991.

Non-Conforming Original Use

If the “original use” does not conform to the Land Use Plan identified within this Manual, the use may continue until one or more of the previously identified conditions exist, then the property must be brought into conformance with existing regulations. A change to another non-conforming use will not be permitted. If a property owner changed from an “original use” to another use (conforming or non-conforming) after November 1, 1991, but did not obtain appropriate redevelopment permits, the property owner will be required to comply with existing regulations and obtain the appropriate redevelopment and/or building permits. If the Design Review Board determines that the property owner is unable to meet the existing regulations and has exhausted all avenues to legalize the non-conforming use and obtain the appropriate redevelopment and/or building permits to convert an “original use” to a new, conforming use, per the Land Use Plan within this Manual, the property owner will be allowed, with approval of the Design Review Board via issuance of a minor redevelopment permit, to return the use of the property to the “original use” regardless of whether or not the “original use” itself conforms to the Land Use Plan; this is the only situation whereby a property owner will be able to convert to a non-conforming use. No expansion or intensification of the

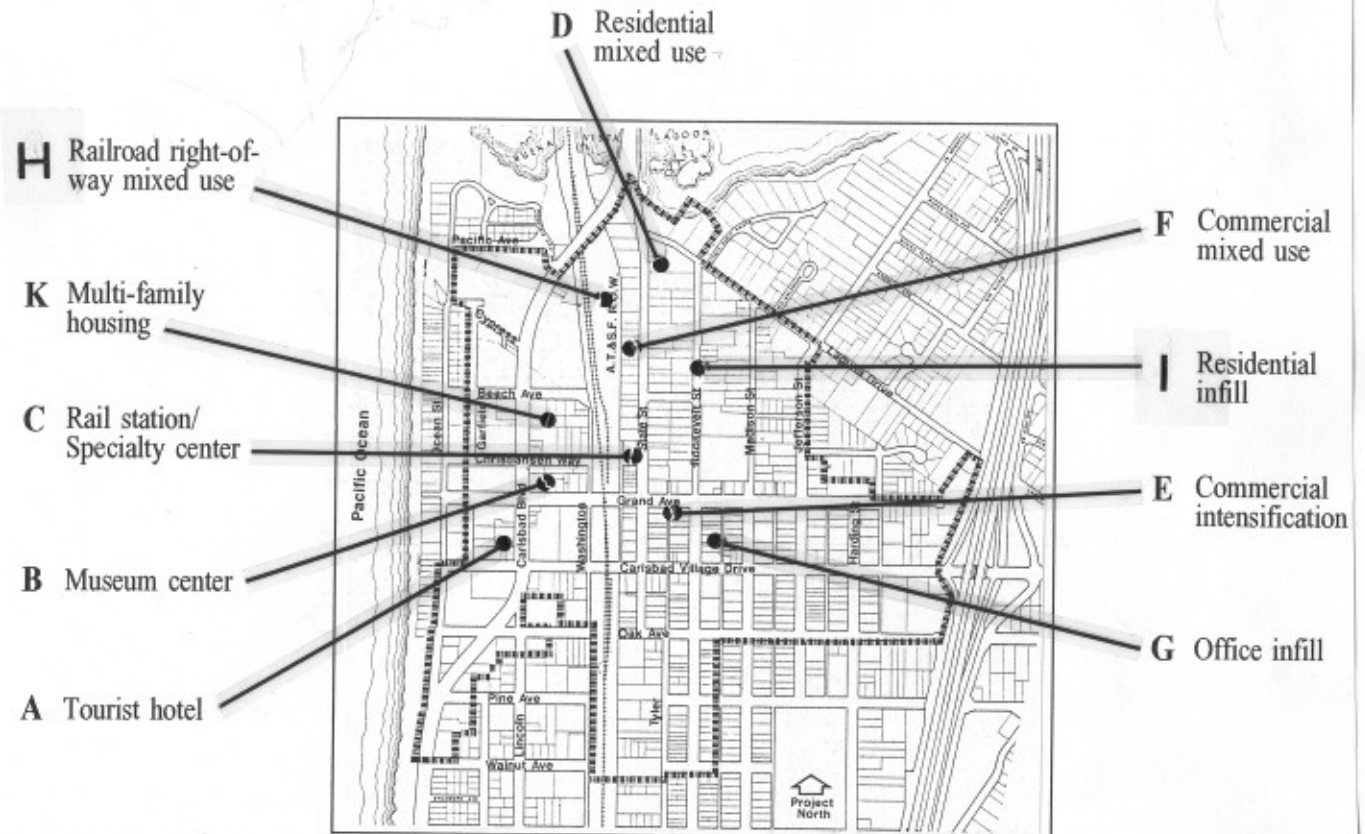
“original use”, however, will be permitted for a non-conforming use. With approval of the subject minor redevelopment permit, the Design Review Board will identify an amortization period for the non-conforming use. This means that at the end of the amortization period set forth by the Design Review Board, the “original use” (non-conforming) must be brought into conformance with the existing land use plan and development standards applicable to the area.

Special Opportunities

As a part of the planning studies leading to the Village Master Plan and Design Manual, a number of specific sites were studied to provide the basis for establishing appropriate development intensities, parking requirements and design guidelines to achieve a Village scale and character. Figure 4 provides a map which identifies the location of the sites studied as special opportunity areas.

Each site identified in Figure 4 represents a special development opportunity which is consistent with the Village's market potential. However, there is no intention to require the development of these specific sites in the manner shown. Rather, the material contained in the following pages should be considered by property owners and potential developers as reflective of the type and scale of development desired in the Village.

On the following pages, a description of the special opportunity project identified for the site shown in Figure 4 is provided for review and consideration. The conceptual project design provides an example of the type of design which has been determined to be desirable for the Village.

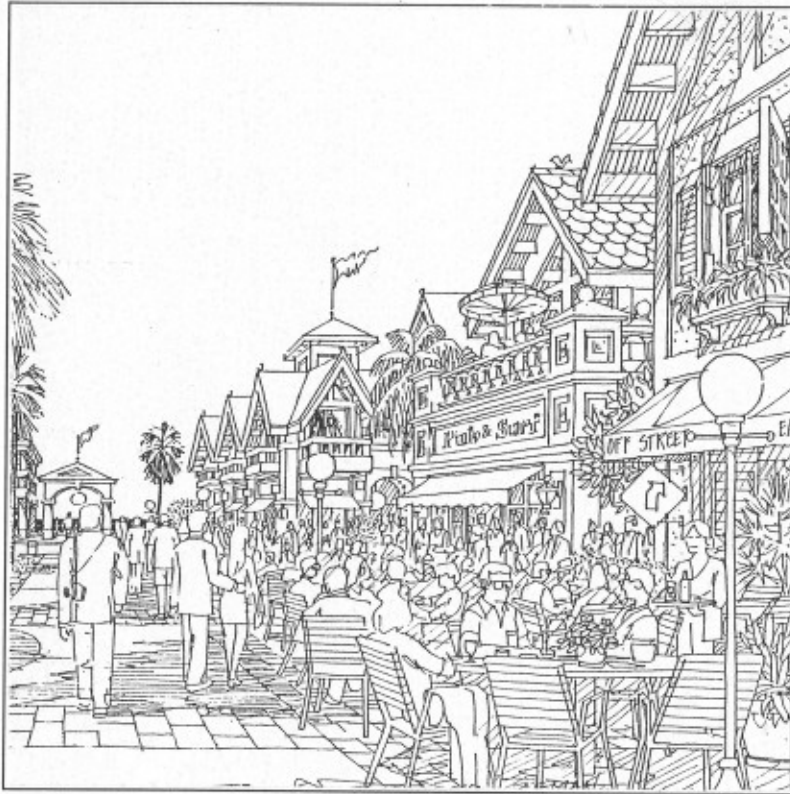


Special Development Opportunities
Figure 4

Special Opportunities

Tourist Hotel

A



Carlsbad Village Drive Terminus

- 100 ± Room Hotel
- Ground Floor Retail and Restaurants
- Visual Terminus to Carlsbad Village Drive Entry
- Special Carlsbad Village Drive Activity and Pedestrian Edge
- Pedestrian Link to the Ocean
- Below Grade Parking

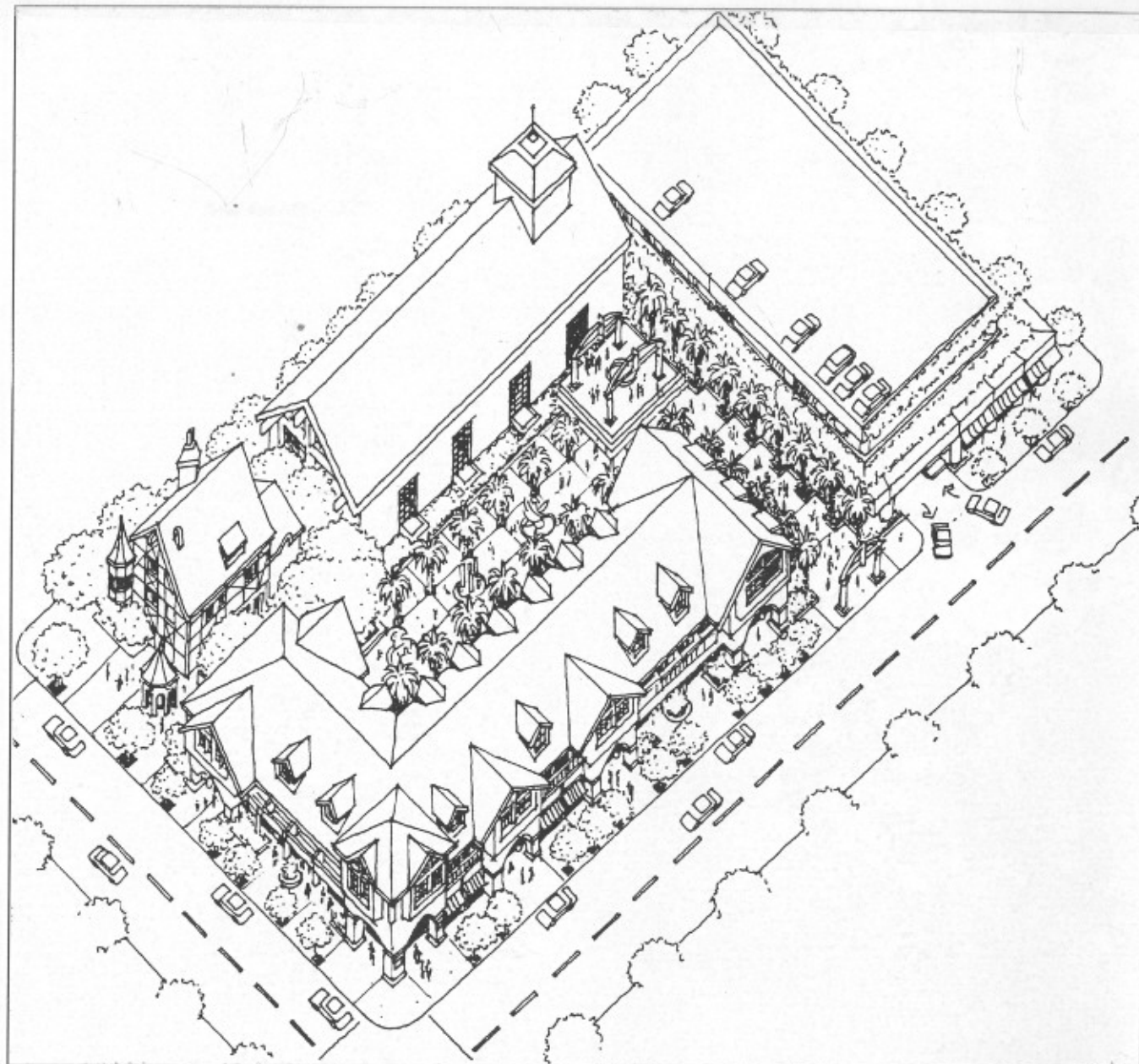
LAND USES

Special Opportunities

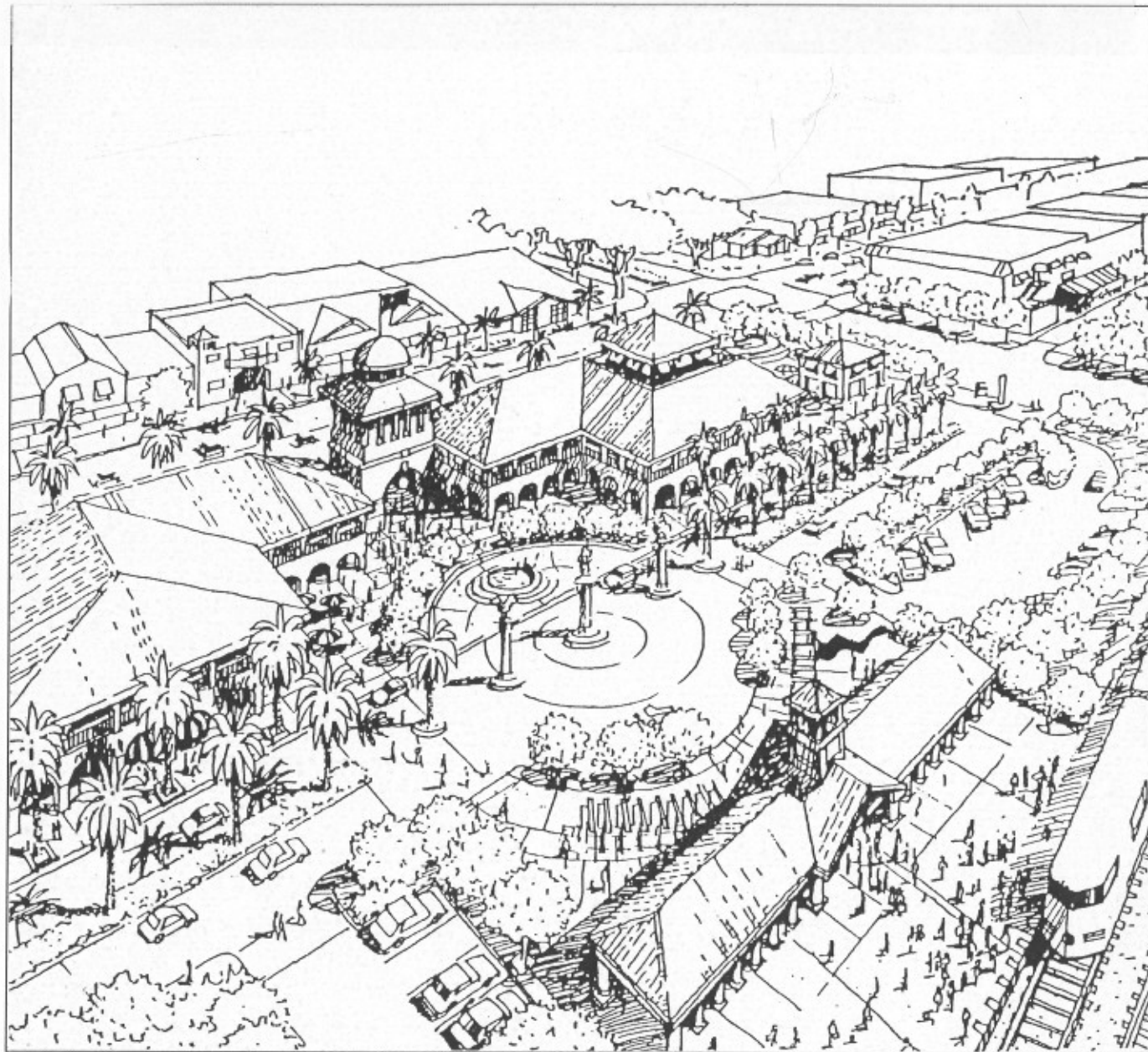
Museum Center

B

- *New Carlsbad History Museum with Grand Avenue Entry*
- *Alt Carlsbad Retention*
- *Bed and Breakfast Inn*
- *Ground Floor Retail and Restaurants*
- *Parking Structure with Ground Floor Retail Uses*
- *Pedestrian Amenities along Grand Avenue*
- *Museum/Inn Garden*



LAND USES



Special Opportunities

Rail Station Specialty Center

C

- *Retail Shops and Restaurants*
- *Professional Offices*
- *Commercial Service Shops*
- *Passageway Between State Street and Rail Station*
- *Fountains and Plazas*
- *Future Expansion along Grand Avenue*

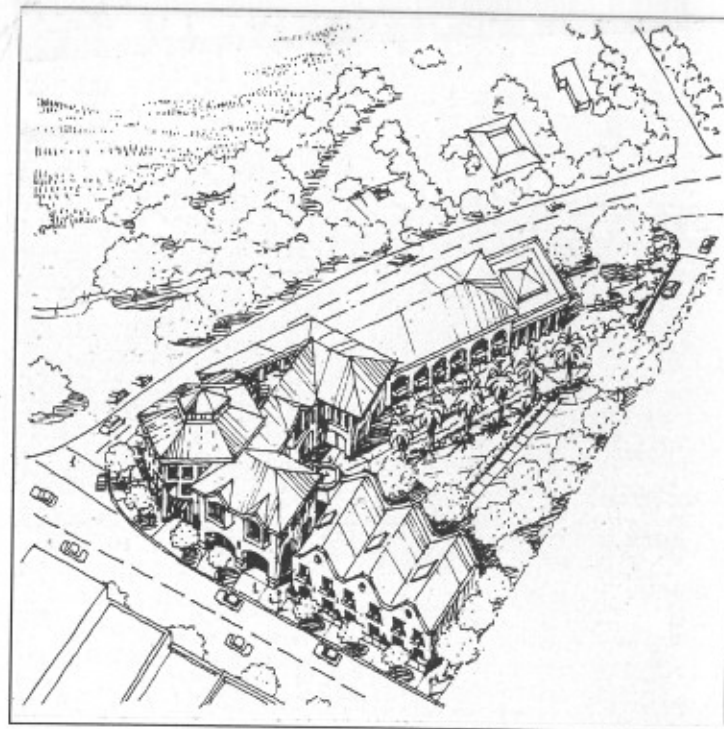
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Special Opportunities

Residential Mixed Use

D

- *Multi-Family Residential Units*
- *Ground Floor Retail*
- *Restaurant*
- *Views of Buena Vista Lagoon*
- *Below Grade Parking*

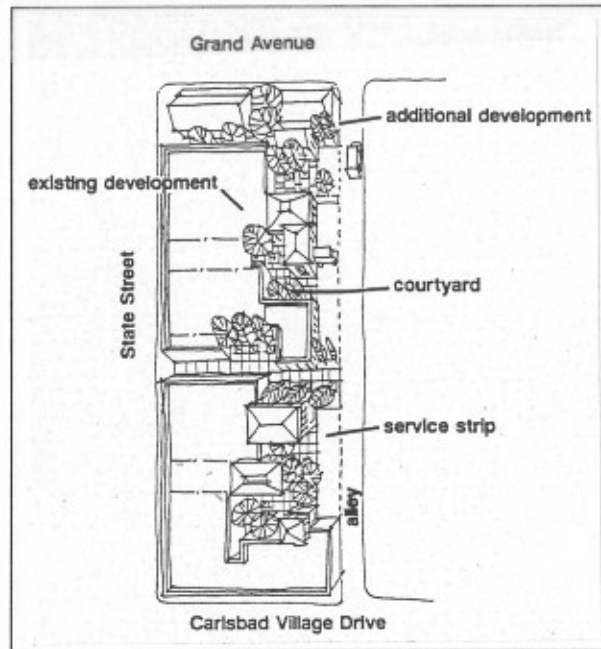


LAND USES

Commercial Intensification

E

- *Development Additions Near Alley*
- *Interior Block Courtyards*
- *Outdoor Dining*
- *Retail and Service Shops*
- *Pedestrian Passageways from State Street*
- *Parking Relocated to Public Lots*
- *Alley Service Access*

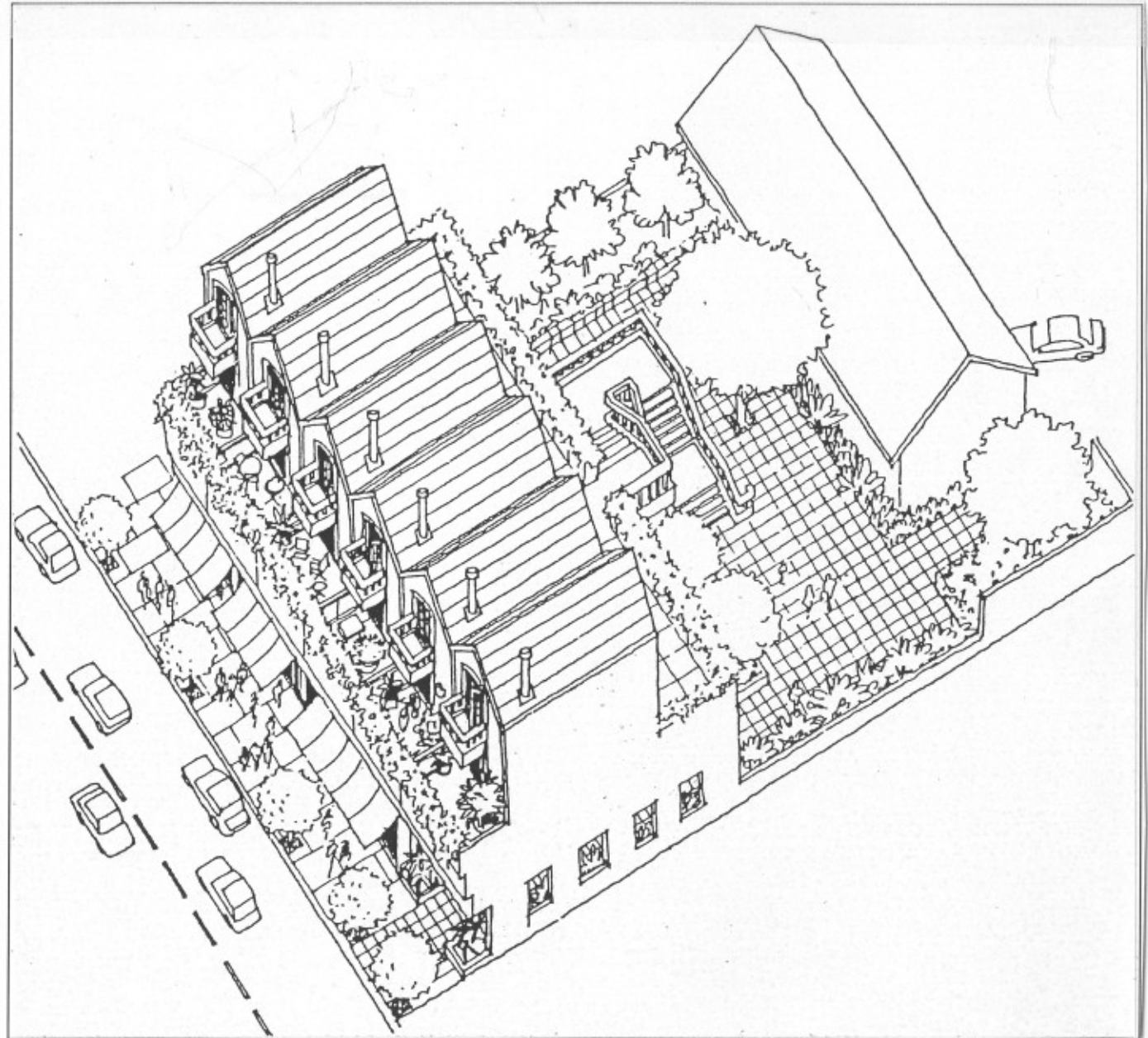


Special Opportunities

Commercial Mixed Use

F

- *Ground Floor Commercial*
- *Upper Level Residential Units*
- *Residential Courtyards*
- *Easy Access to Commuter Rail Station*
- *North State Street Residential Entry*
- *Garage Parking on Alley*

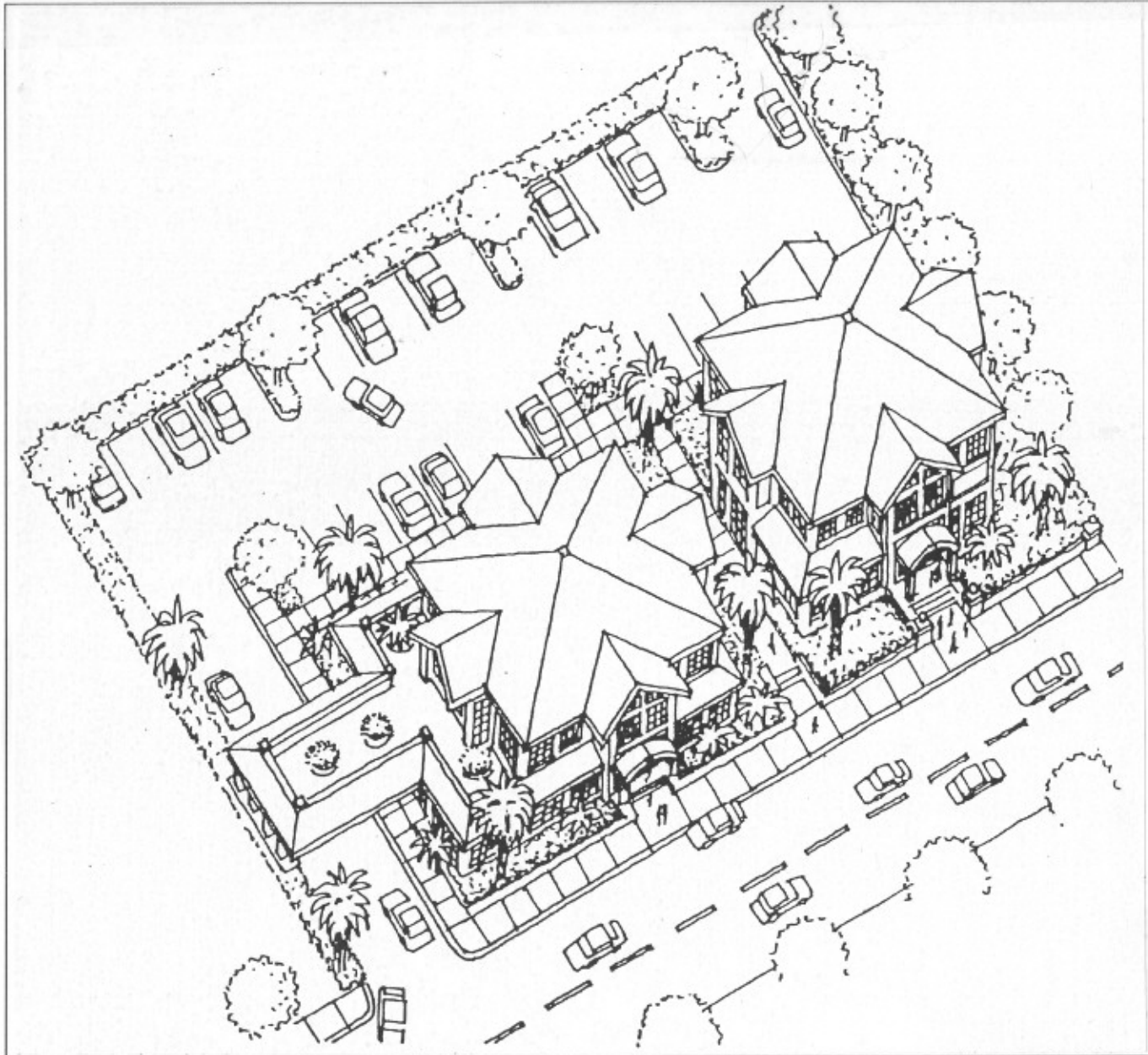


LAND USES

Office Infill

G

- *Small Buildings near Street*
- *Parking near Alley*
- *Entry Porches*
- *Pitched Roofs*
- *Partial Parking in Public Lots*
- *Potential Below Grade Parking*



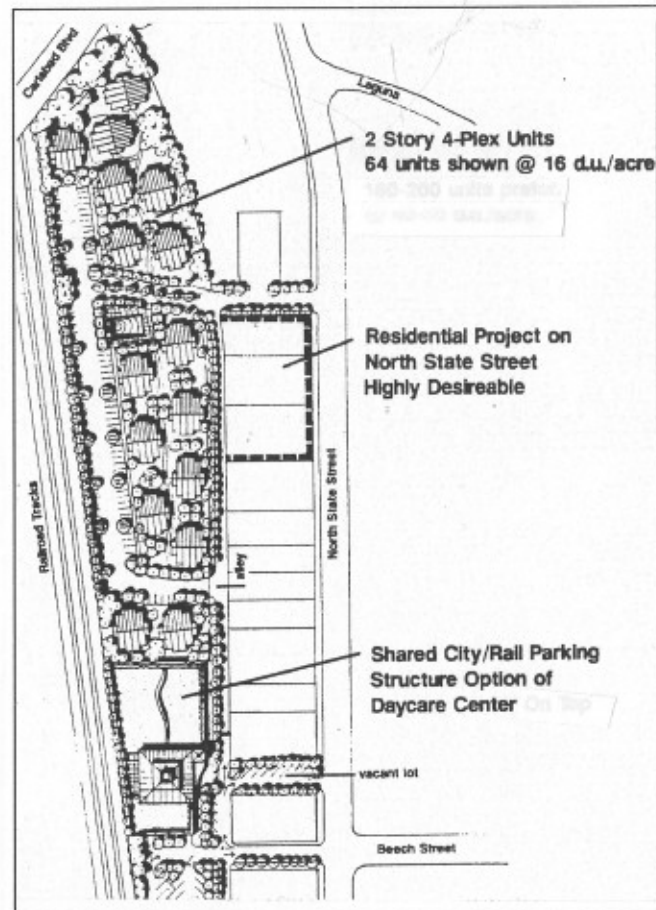
LAND USES

Special Opportunities

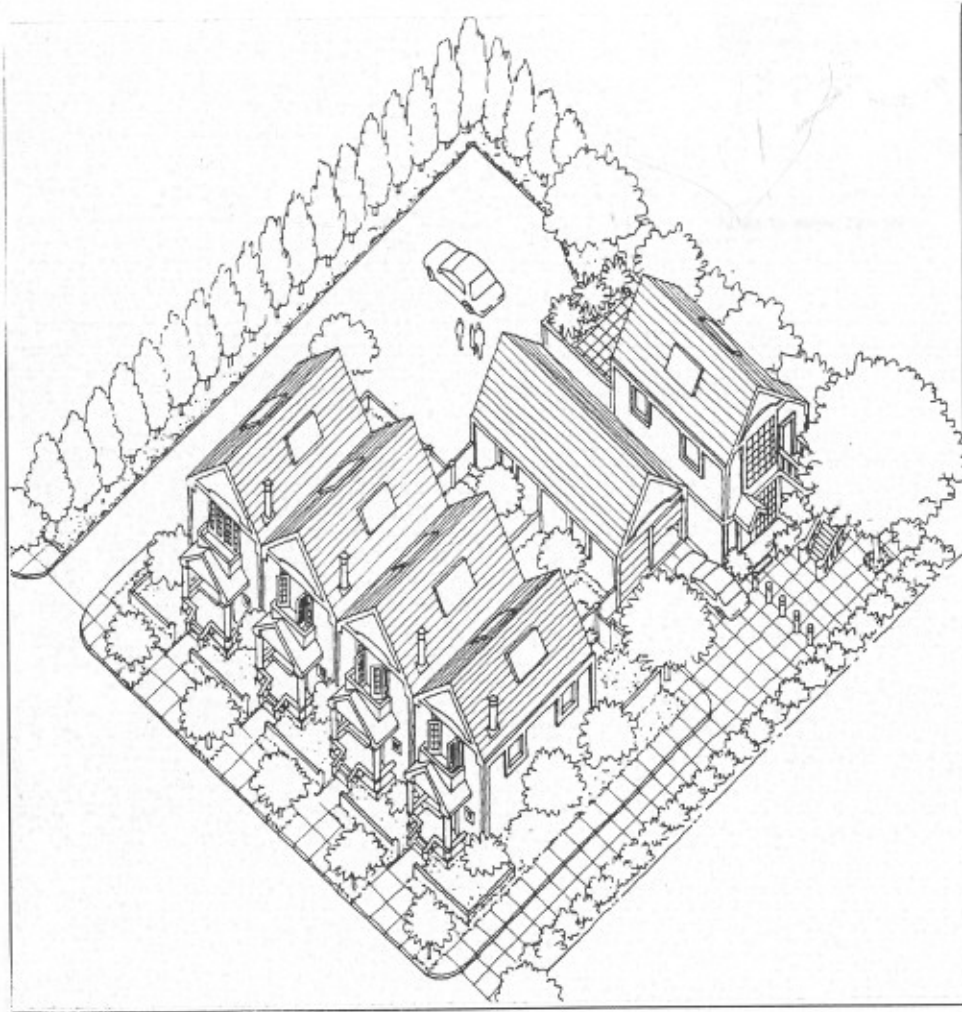
Rail Road Right-of-Way Mixed Use

H

- *Multi-Family Residential Units*
- *Outdoor Recreation Space*
- *Shared Village and Commuter Rail*
- *Parking Facilities*
- *Potential Child Care Center*



LAND USES



Special Opportunities

Residential Infill

I

- *Cottage-type Units*
- *Garage Parking*
- *Garden Units*
- *Porches Facing the Street*

LAND USES

Special Opportunities

Other Opportunities

J



Multi-Family Housing

- *Residential Units*
- *Ground Floor Commercial Potential*
- *Below Structure Parking*
- *Easy Access to Commuter Rail Station*

Carlsbad Village Cinema

- *Single or Multi-screen Cinema*
- *Theater Rehabilitation or New Facility*
- *Strong Support for Village Nighttime Uses*
- *Performing Arts Theater Potential*
- *Joint Utilization of Public Parking*

LAND USES